This Instrument Prepared By:
INGRAHAM, PAUTIENUS & TIDWELL, PLLC, 216 Centerview Drive, Suite 317, Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel***
SUSAN B. OVEN, TRUSTEE ANN L. BREINING IRREVOCABLE TRUST 920A 19TH AVENUE SOUTH NASHVILLE, TENNESSEE 37212	SAME	128-12-0-A 189.00CO

BILL GARRETT, Davidson County
Trans:T20120045246 DEEDQC
Recvd: 06/19/12 13:30 2 pgs
Fees:12.00 Taxes:0.00
20120619-0053727

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. §67-4-409(4).

AFFIANT

Sworn to and subscribed before me this 12th day of June, 2012.

Notary Public
My Commission Expires: 2-19-13

ASHLEY B. LAWSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES FEBRUARY 19, 2013

QUITCLAIM DEED

FOR $1 CONSIDERATION, I, ANN LOUISE BREINING, (being one in the same as ANN L. BREINING,) for the express purpose of conveying all of my right, title and interest in this property, do hereby quitclaim and convey unto SUSAN B. OVEN, Trustee, of the ANN L. BREINING IRREVOCABLE TRUST, dated June 12, 2012, and any amendments thereto, all of my right, title and interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 3003, Section 17, Phase 1D, Eagle Ridge at The Reserve, as shown on the exhibit to the Master Deed of record in Instrument No. 20011011-0110875, and in Instrument No. 20040716-0084987, Register's office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by James D. Petrucelli, unmarried, to Ann Louise

Breining, by deed of record in Instrument Number 20111206-0094893, Registers Office, Davidson County, Tennessee.

Said property is conveyed subject to any existing limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 320 Old Hickory Blvd., #3003, Nashville, TN 37221.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the 12th day of June, 2012.

Ann Louise Breining
ANN LOUISE BREINING

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ANN LOUISE BREINING with whom I am personally acquainted, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 12th day of June, 2012.

NOTARY PUBLIC

My Commission Expires:

JAMES M. ADCOX III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2016