This Form furnished by: **ATTORNEY HELEN SFIKAS ROGERS**

FROM:
ADAM M. ZUFFINETTI, CO-TRUSTEE
ETTISON FAMILY REVOCABLE TRUST
u/a/d APRIL 14, 2007

TO:
JENNIFER L. ZUFFINETTI

BILL GARRETT, Davidson County
Trans:T20120046330 DEEDQC
Recvd: 06/22/12 12:48 4 pgs
Fees:22.00 Taxes:0.00
20120622-0054967

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Jennifer L. Zuffinetti 207 3rd Avenue North, Unit 602 Nashville, TN 37201	SAME	Tax Map & Parcel Nos. 093-02-3-D-010.00 CO

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:
None because it is pursuant to a Final Decree of Divorce in the Circuit Court for Davidson County, Tennessee, Docket No. 11D-108.

ADAM M. ZUFFINETTI

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th, DAY OF June, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 08-29-13.
(AFFIX SEAL)

KATHLEEN C. LIARCOTTE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

This Instrument Prepared By:

HELEN SFIKAS ROGERS, ATTORNEY
Rogers, Kamm & Shea
The Wind in the Willows Mansion
2205 State Street
Nashville, TN 37203
(615) 320-0600

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by the prior Deed of record in the Register of Deeds, Davidson County, Tennessee. No title examination has been made and the law firm of Rogers, Kamm & Shea shall have no liability for the status of the title to the property or the accuracy of such information.

I, **ADAM M. ZUFFINETTI, Co-Trustee of The Ettison Family Revocable Trust u/a/d April 14, 2007**, do hereby quitclaim to **JENNIFER L. ZUFFINETTI**, all my marital interest, if any, in said real property in the 19TH Civil District of Davidson County, State of Tennessee, as described below:

LEGAL DESCRIPTION:

Unit 602 in a Horizontal Property Regime as shown on the Condominium Site Plan of 207 Third Avenue North Condominium, as shown on Exhibit "B" of the Master Deed for The Phoenix Loft, of record in Instrument No. 20040701-0078141, as amended and restated in Instrument No. 20050907-017157 and Instrument No. 20051019-0125906, in the Davidson County, Tennessee Register of Deeds office, to which reference is hereby made for a more complete description of said Unit.

TOGETHER with each and all of the rights, privileges and appurtenances thereunto belonging as set forth in the Master Deed, Plan and Administrative By-Laws, including without limitation such Unit's undivided percentage interest in the land and general common elements.

As permitted under Paragraph 5(c) of the Amended and Restated Master Deed for The Phoenix Loft of record in Instrument No. 20051019-0125906 in the Davidson County, Tennessee Register of Deeds office, there is ALSO CONVEYED HEREWITH, as an appurtenance to Unit 601 and Unit 602, the exclusive use of that portion of the roof area which is currently clear of improvements and fixtures being at least 2,000 square feet comprised of areas approximately 35 feet wide on each end of the building, subject only to easements for utilities, etc. as set forth in said amended and restated master deed. Said exclusive use appurtenances will transfer along with the Unit to Grantees' heirs, successors and assigns.

This being the same property conveyed to Jennifer L. Zuffinetti, Trustee of The Ettison Family Revocable Trust u/a/d April 14, 2007 by deed from Randal Higgs a/k/a Randall Higgs and a/k/a Randy Higgs, dated December 3, 2010, of record as Instrument No. 20101215-0099686, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: All matters appearing on Exhibit "B" of the Master Deed of record in Instrument No. 20040701-0078141; and The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, as amended, as is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also

subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 207 Third Avenue North Condominium as shown on Exhibit B of the Master Deed for The Phoenix Loft, of record in Instrument No. 20040701-0078141 amended in Instrument No. 20050907-0107157 and Instrument No. 20051019-0125906; and By-Laws of record in Instrument No. 2004701-0078141 amended in Instrument No. 20050907-0107157 and Instrument No. 20051019-0125906; Articles of Incorporation/Charter of record in Instrument No. 20030407-0046048; Easement for Party Walls of record in Book 9999, page 483, Register's Office for Davidson County, Tennessee.

This conveyance is made pursuant to *Tennessee Code Annotated* § 36-4-121 and a Final Decree of Divorce entered in the Circuit Court of Davidson County, Tennessee, Docket No. 11D-108.

This is improved real property, known as: **207 3rd Avenue North, Unit 602, Nashville, TN 37201.**

IN WITNESS WHEREOF I have hereunto set my hand on this the 13th day of June, 2012.

ADAM M. ZUFFINETTI, as Co-Trustee of
The Ettison Family Trust u/a/d April 14, 2007

ADAM M. ZUFFINETTI, Individually

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Kathleen E. Marcotte, a Notary Public in and for said County and State, the within named, **ADAM M. ZUFFINETTI**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purpose therein contained.

Witness my hand at Nashville, Tennessee, Davidson County, on this the 13th day of June, 2012.

Kathleen E. Marcotte
NOTARY PUBLIC

KATHLEEN E. MARCOTTE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 05-29-13.
DATE