THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Customer Service
Genuine Title Corporation
11155 Dolfield Blvd.
Suite 100
Owings Mills, MD 21117
Telephone: 410-356-9363 Fax: 410-356-9773
File No. 12-63140 1 of 2

Purpose of this Deed is to vest property back to individuals

BILL GARRETT, Davidson County
Trans:T20120071894 DEEDQC
Recvd: 09/24/12 15:03 4 pgs
Fees:22.00 Taxes:0.00
20120924-0086694

--Above This Line Reserved For Official Use Only--

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ZERO DOLLAR ($0.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Frances C Feil, Grantor and Trustee of the Frances C Feil Living Trust dated June 1, 1994**, hereinafter referred to as "Grantor", does hereby bargain, sell, remise, release, quit claim and convey unto **Alan J. Feil and Francis C. Feil, as Tenants by the Entirety, their assigns, the survivor of them and the survivor's personal representatives and assigns** hereinafter "Grantees", the following real estate, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

All that certain lot or parcel of land situate in the County of Davidson, State of Tennessee, and being more particularly described as follows:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, Known as Unit No. 910 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 2008225-0018429 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425. Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

****FOR INFORMATIONAL PURPOSES ONLY****

The improvements thereon being known as: 301 Demonbreun St, Unit 910, Nashville, TN 37201

BEING the same property conveyed to Frances C. Feil Living Trust u/a Dated June 1, 1994 from Alan J. Feil and wife Frances C. Feil, by Quit Claim Deed dated April 18, 2008, and recorded April 22, 2008, as Document No. 20080422-0041029, among the Land Records of Davidson County, Tennessee.

ALSO BEING the same property conveyed to Alan J. Fell and Fraces C. Fell from Encore Phase I Development Company, LLC, a Tennessee limited liability Company, by Quitclaim Deed dated April 18, 2008, and recorded on April 22, 2008, as Document No. 20080422-0041028, among the Land Records of Davidson County, Tennessee.

Tax ID#: 093 06 0A 102.00CO

THIS DOCUMENT CREATES LEGAL CONSEQUENCES, WHICH SHOULD BE DEFINED, DISCUSSED, AND CONFIRMED WITH COMPETENT LEGAL REPRESENTATION. THERE IS NOT ANY ASSURANCE TO THE USER THAT THIS DOCUMENT WILL ACCOMPLISH A PARTICULAR LEGAL RESULT OR OBJECTIVE WITHOUT THE REVIEW OF ALL CIRCUMSTANCES WHICH REQUIRE ITS' COMPLETION.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING ALL OR PART OF THE SAME premises conveyed to Grantor by virtue of a quitclaim deed from Encore Phase I Development Company, LLC, a Tennessee limited liability, dated April 18, 2008, and recorded April 22, 2008, in the Register of Deeds for the County of Davidson, as Document No. 20080422-0041029.

WITNESS Grantor's hand this 17th day of August, 2012.

Witness

Frances C Feil {SEAL}
Frances C Feil, Grantor and Trustee of the Frances C Feil Living Trust dated June 1, 1994

STATE OF ~~TENNESSEE~~ NC
COUNTY OF ~~DAVIDSON~~ New Hanover

On this the 17th day of August, 2012, before me, the undersigned officer duly commissioned and qualified, personally appeared Frances C Feil, Grantor and Trustee of the Frances C Feil Living Trust dated June 1, 1994, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as his free act and deed.

Pamela B. Bruton
Notary Public

My Commission expires: 08/05/2015

PAMELA B BRUTON
Notary Public
Brunswick County
North Carolina
My Commission Expires Aug 5, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: Frances C Feil

Subscribed and sworn to before me this 17th day of August, 2012.

Pamela B. Bruton
Notary Public
My Commission expires: 08/05/2015

Person or Agency responsible for taxes:
Alan J. Feil and Francis C. Feil
304 Mondandil Drive
Wilmington, NC 28403

PAMELA B BRUTON
Notary Public
Brunswick County
North Carolina
My Commission Expires Aug 5, 2015