BILL GARRETT, Davidson County
Trans:T20120093526 DEEDQC
Recvd: 12/06/12 15:07 2 pgs
Fees:12.00 Taxes:0.00
20121206-0112684

This Instrument Prepared By:

CINDY L. PORTER, 011643
Attorney at Law
5519 Hill Court
Nashville, TN 37220-2321

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes:	Tax Map and Parcel No.:
Glennith Janell Davis 817 Ashlawn Place Nashville, TN 37211	Glennith Janell Davis 817 Ashlawn Place Nashville, TN 37211	161050A 03700CO

QUIT CLAIM DEED

THIS INSTRUMENT is made and entered into this 3 rd day of December, 2012, by and between the Estate of Janice Faye Porter, **Grantor,** and Glennith Janell Davis, **Grantee**. Janice Faye Porter was a single woman, never married, and resided at 8163 Horton Highway, College Grove, Williamson County, TN 37046, until her death on June 3, 2012. The conveyance of this real property is made pursuant to the administration and probate of the Estate of Janice Faye Porter, Probate No. P6617, of record in the Chancery Court for Williamson County, Tennessee, at Franklin.

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish and quitclaim unto Grantee, Grantee's heirs and assigns, all of Grantor's right, title and interest in and to the following described real property having an address of 817 Ashlawn Place, Nashville, TN 37211 in Davidson County, Tennessee, and further described as follows:

Unit No. B-17, as shown on Exhibit A-2 of the Master Deed establishing Ashlawn Place Condominiums, of record in Book 6607, page 596, Register's Office for Davidson County, Tennessee together with an individual percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed.

Being the same property conveyed to N. Eddie Montgomery by deed from Paul B. Gentry and wife, Kimberly J. Gentry of record in Book 7395, Page 500, Register's Office, Davidson County, Tennessee. Being the same property conveyed to Janice F. Porter by deed from N. Eddie Montgomery and wife, Susan B. Montgomery, of record in Book 7501, Page 937, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out previously in Tenn. Code Ann. §§ 64-2701 *et. seq.* and currently in Tenn. Code Ann. §§66-27-101 *et. seq.*; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners, and all utility easements now or hereafter established over, through, or upon the land embracing the regime; and covenants, restrictions, options, burdens, conditions, assessments and other undertakings contained in the Master Deed of record in Book 6607, Page 596, and amended in Book 7168, Page 550, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

The above-described property is improved property. Property taxes for 2012 have been paid by Grantor.

WHEREOF, Grantor has caused this instrument to be executed on the date first above written.

GRANTOR:

Shearin Ann Brittain
ESTATE OF JANICE FAYE PORTER
By ADMINISTRATOR D.B.N., C.T.A.
Shearin Ann Brittain

Lonnie Vernon Porter Sr.
ESTATE OF JANICE FAYE PORTER
By ADMINISTRATOR D.B.N., C.T.A.
Lonnie Vernon Porter

This Instrument Prepared By:

CINDY L. PORTER, 011643
Attorney at Law
5519 Hill Court
Nashville, TN 37220-2321

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, Cindy L. Porter, of the State and County aforesaid, personally appeared the Administrators D.B.N., C.T.A. Shearin Ann Brittain and Lonnie Vernon Porter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Administrators D.B.N., C.T.A. of the Estate of Janice Faye Porter, and that they as such Grantor, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 3rd day of December, 2012.

Cindy L. Porter
NOTARY PUBLIC
My Commission Expires:

My Commission Expires:
August 23, 2016

CINDY L. PORTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT

We hereby swear or affirm that to the best of affiants' knowledge, information and belief, the actual consideration for the transfer is $1.00, and the value for the transfer is $[redacted],000.00. CSP

AFFIANTS:

Shearin Ann Brittain
ESTATE OF JANICE FAYE PORTER
By ADMINISTRATOR D.B.N., C.T.A.
Shearin Ann Brittain

Lonnie Vernon Porter Sr.
ESTATE OF JANICE FAYE PORTER
By ADMINISTRATOR D.B.N., C.T.A.
Lonnie Vernon Porter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of December, 2012.

Cindy L. Porter
NOTARY PUBLIC

CINDY L. PORTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
August 23, 2016
My Commission Expires