BILL GARRETT, Davidson County
Trans:T20120099159 DEEDQC
Recvd: 12/27/12 15:14 3 pgs
Fees:17.00 Taxes:0.00
20121227-0119595

QUITCLAIM DEED

New Owner & Address	Taxable Party	Instrument Prepared By:
Kathy L. Mangrum, Trustee 641 Old Hickory Blvd, #48 Brentwood, TN 37207	Kathy L. Mangrum, Trustee 641 Old Hickory Blvd, #48 Brentwood, TN 37207	Jennifer Sheppard, Esq. 501 Union Street, Suite 503 Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $10.00.

Affiant

Subscribed and sworn to before me this 18th day of March, 2011.

Notary Public
My commission expires: 9/23/13

BETH A. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires September 23, 2013

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENTATION OR WARRANTY IS MADE BY THE PREPARER AS TO THE ACCURACY OF ANYTHING SET FORTH HEREIN.

THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

KNOW ALL MEN BY THESE PRESENTS, that KATHY L, MANGRUM and DONALD L. BROWN(Grantors) Co- Trustees of the Julia Shannon Hill Trust, for and in the consideration set forth above, do hereby bargain, sell, release, remise, quit claim, and convey unto KATHY L. MANGRUM (Grantee), as sole Trustee of the Julia Shannon Hill Trust, all interest to a certain tract or parcel of land in Davidson County, Tennessee described as follows:

Unit #69 of Townhomes of Fredericksburg, a horizontal property regime located in Brentwood, TN, together with easements shown on the Plat of Phase One, Section Three Townhomes of Fredericksburg, recorded in Plat Book 9700, page 534, in said Register's Office and described in Declarations of Covenants Book 10126, page 435 as amended in Book 10224, page 683, amended and corrected in Book 10294, page 850, Instrument No. 20000718-0070558 as re-recorded in Instrument No. 20050705-0076596, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners, and tenants of Townhomes of Fredericksburg as described in Declarations of Covenants Book 10126, page 435 as amended in Book 10224, page 683,

amended and corrected in Book 10294, page 850, Instrument No. 20000718-0070558 as re-recorded in Instrument No. 20050705-0076596, to which reference is hereby made. Being the same property transferred to Kathy L. Mangrum and Donald L. Brown by Dennis and Jane Gaede in Instrument No. 20081027-0106994.

This improved property is also known as 641 Old Hickory Boulevard, Unit 48, Brentwood, TN 37027.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The below signed persons, to whom I am personally acquainted, or in the alternative satisfactorily proved their identity to me, have appeared before me and sworn to the statements in the document as being true and correct to the best of their knowledge, information, and belief and that the statements are made for the reasons stated herein.

Kathy L. Mangrum
KATHY L. MANGRUM

Sworn to and subscribed before me this 15th day of MARCH, 2011.

Beth A. Hill
NOTARY PUBLIC

My Commission Expires: 9/23/13

BETH A. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires September 23, 2013

Donald L. Brown

DONALD L. BROWN

Sworn to and subscribed before me this 18 day of March, 2011.

Beth A. Hill

NOTARY PUBLIC

My Commission Expires: 9/23/13

BETH A. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires September 23, 2013