BILL GARRETT, Davidson County
Trans:T20120100077 DEEDQC
Recvd: 12/31/12 14:46 3 pgs
Fees:17.00 Taxes:0.00
20121231-0120844

This Instrument Prepared By:
Grant, Konvalinka & Harrison, P.C.
633 Chestnut Street, Suite 900
Chattanooga, Tennessee 37450-0900

NEW OWNER(S) AND ADDRESS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
Catherine Akin 200 4th Avenue, N Nashville, Tennessee 37219	Same	103120G20100CO

QUITCLAIM DEED

IN CONSIDERATION OF One Dollar ($1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, Phyllis R. Akin, Widow, ("Grantor"), hereby declaring that my husband, Edgar Akin, is deceased, and further declaring that our marriage was continuous from the date of acquisition of the herein described property until the date of his death, do hereby transfer, convey and forever quitclaim unto Catherine Akin ("Grantee"), the following described real estate located in Davidson County, Tennessee:

> UNIT 201 and the parking spaces and storage area designated and assigned to Unit 201 on the Plan of The Jacksonian 4000 Condominiums as described in Exhibit "B" to the Master Deed of The Jacksonian 4000 Condominiums of record in Instrument No.: 20020208-0017172, Register's Office for Davidson County, Tennessee to which instrument reference is made for a complete legal description.
>
> BEING part of the same property conveyed to Jackson-Trinity, LLC, by Deed from Holy Trinity Evangelical Lutheran Church of record in Book 11227, Page 653, and in Book 11227, Page 658, Register's Office for Davidson County, Tennessee.
>
> THIS conveyance is subject 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, and 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 building 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 The Jacksonian 4000 Condominiums, of record as aforesaid, said Register's Office.

SUBJECT to any governmental zoning and subdivision ordinances or regulations in effect thereon.

Grantor and Grantee acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and neither Scott H. Grant nor Grant, Konvalinka & Harrison, P.C. shall have any liability for the status of title to the property or for the accuracy of such information.

REFERENCE is made for prior title to Instrument No. 20020326-0036567, in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned Grantor has executed this Quitclaim Deed on this the 28th day of Dec., 2012

Phyllis R. Akin

Phyllis R. Akin

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Before me, a Notary Public of the state and county aforesaid, personally appeared Phyllis R. Akin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 28th day of Dec., 2012.

Myra M. Bowen

Notary Public

MYRA M. BOWEN
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

My commission expires: My Commission Expires 6/3/2014

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in the property transferred, whichever is greater, is zero, which amount is equal to or greater than the amount which the property, or interest in the property, transferred would command at a fair and voluntary sale.

Catherine L. Hixson
Affiant - Grantee

Sworn to and Subscribed before me this
28th day of Dec., 2012

Myra M. Bowen
Notary Public

MYRA M. BOWEN
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

My Commission expires: My Commission Expires 6/3/2014

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