BILL GARRETT, Davidson County
Trans:T20130103764 DEEDQC
Recvd: 12/11/13 15:26 3 pgs
Fees:17.00 Taxes:0.00
20131211-0125677

THIS INSTRUMENT PREPARED BY:
Danny Ross Dickerson, Attorney at Law
4800 Charlotte Avenue
Nashville, Tennessee 37209

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Marcia Cohen 4487 Post Place, Unit 56 Nashville, TN 37205	Same	Parcel ID 103150B05600CO Formerly known as Map 103-15B Par 056.00 CO

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are here acknowledged, JAMES RON MILLS, SUCCESSOR CO-TRUSTEE, FAMILY TRUST U/W C.J. FEIGENBAUM, the duly appointed Successor Co-Trustee to J.K. BYRD, TRUSTEE, ("Grantor") does hereby quitclaim, transfer and convey unto MARCIA COHEN, a married person, ("Grantee"), her heirs and assigns, all his right, title and interest in and to the following described real estate, to wit:

LAND in Davidson County, Tennessee, being Unit No. 56 in a horizontal property regime which is located on the Plat of Lion's Head Condominium Apartments, of record in Plat Book 5200, Page 82, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to MOLLIE FEIGENBAUM, unmarried, by Deed from MIRIAM MAIN WALKER, unmarried, of record in Book 8848, Page 700, Register's Office for Davidson County, Tennessee, the said Mollie Feigenbaum having since died on May 2, 1999, and the property having vested by Will of record in File 99P-873, Seventh Circuit (Probate) Court of Davidson County, Tennessee in MOLLIE FEIGENBAUM FAMILY TRUST, said property having been further conveyed to J.K. BYRD, TRUSTEE, FAMILY TRUST U/W C.J. FEIGENBAUM by J.K. BYRD, TRUSTEE, MOLLIE FEIGENBAUM FAMILY TRUST, of record as Instrument Number 20011109-0123238, the said J.K. BYRD, TRUSTEE, having since resigned and JAMES RON MILLS, SUCCESSOR CO-TRUSTEE having been duly appointed as Successor Co-Trustee.

The underlying equitable beneficiaries of FAMILY TRUST U/W C.J. FEIGENBAUM, namely, MELANIE (COHEN) DOCTOR and ROBYN (COHEN) RACHIN are joining in this conveyance to convey to Grantee any interest they may have in said property by virtue of their underlying interest(s) in said property as equitable beneficiaries of the trusts for their benefit established under the FAMILY TRUST U/W C.J. FEIGENBAUM.

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 Lion's Head Condominium of record in Book 5340, Page 70, the execution of which was corrected by an instrument of record in Book 5342, Page 683, Register's Office for Davidson County, Tennessee, as is subject to the By-Laws for the administration thereof which are appended to the Master Deed as Exhibit "C" thereto, of record in Book 5340, Page 121, said Register's Office, including among other conditions and requirements, assessments, liens, use

and occupancy restrictions and other undertakings all as set out and provided in said Master Deed and exhibits appended thereto; and taxes for the current year which have been prorated and assumed by the Grantee herein.

THIS DESCRIPTION is the same as that contained in the previous instrument of record, EXCEPT FOR: adding the prior conveyance of record to the derivation clause; and, adding the subsequent resignation of J.K. BYRD, TRUSTEE and appointment of JAMES RON MILLS, SUCCESSOR CO-TRUSTEE to the derivation clause.

This is improved property known as 4487 Post Place, Unit 56, Nashville, Tennessee 37205.

IN WITNESS WHEREOF, I have hereunto set my hand this 20th day of November, 2013.

JAMES RON MILLS,
SUCCESSOR CO-TRUSTEE,
FAMILY TRUST U/W C.J.
FEIGENBAUM

JAMES RON MILLS

MELANIE (COHEN) DOCTOR

ROBYN (COHEN) RACHIN

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, JAMES RON MILLS, SUCCESSOR CO-TRUSTEE, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of November, 2013.

Notary Public

My Commission Expires:

July 3, 2017

LEATHA S. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Georgia)
)
COUNTY OF Dekalb)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, MELANIE (COHEN) DOCTOR, 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 within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of September, 2013.

Notary Public

My Commission Expires:

March 21, 2017

MOHAMMED ABUL KASEM
Notary Public
Dekalb County
State of Georgia
My Commission Expires Mar 21, 2017

STATE OF Florida)
)
COUNTY OF Leon)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, ROBYN (COHEN) RACHIN, 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 within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of August, 2013.

Notary Public

My Commission Expires:

8-27-16

J. BAGUCHINSKY
MY COMMISSION # EE 830803
EXPIRES: August 27, 2016
Bonded Thru Notary Public Underwriters

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is NONE.

Affiant

Sworn to and subscribed before me this 2nd day of December, 2013.

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES AUGUST 23, 2016

DEBORAH A MAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY