QUITCLAIM DEED

JOHN GLEAVES — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF February, 2014

Notary Public

MY COMMISSION EXPIRES: 5-26-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dustin G. Mantcrnach **Scott R. Schramm, Trustee** **Natalie A. Schramm, Trustee**	**New Owner**	
(NAME)	(NAME)	
178 2nd Ave. North, Apt. 305		
(ADDRESS)	(ADDRESS)	**093024A30500CO**
Nashville, TN 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **SCOTT R. SCHRAMM AND WIFE, NATALIE A. SCHRAMM AS TO AN UNDIVIDED 50% INTEREST AND DUSTIN G. MANTERNACH AND WIFE, JENNIFER R. MANTERNACH, AS TO AN UNDIVIDED 50% INTEREST** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **DUSTIN G. MANTERNACH AN UNDIVIDED 50% INTEREST AND SCOTT R. SCHRAMM, TRUSTEE OF THE SCOTT R. SCHRAMM TRUST DATED JULY 26, 2013 AS TO AN UNDIVIDED 25% INTEREST, AND NATALIE A. SCHRAMM, TRUSTEE OF THE NATALIE A. SCHRAMM TRUST DATED JULY 26, 2013 AS TO AN UNDIVIDED 25% INTEREST**, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 305, AS SHOWN ON THE PLAN OF THE QUARTERS CONDOMINIUMS, FILED AS EXHIBIT "D" TO, AND ESTABLISHED BY, THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20050902-0106149, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS/ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SCOTT R. SCHRAMM AND WIFE, NATALIE A. SCHRAMM, AS TO AN UNDIVIDED 50% INTEREST AND DUSTIN G. MANTERNACH AND WIFE, JENNIFER R. MANTERNACH, AS TO AN UNDIVIDED 50% INTEREST, ALL AS TENANTS IN COMMON BY DEED FROM JODY L. STAPLEY, AN UNMARRIED WOMAN OF RECORD IN DOCUMENT NUMBER 20110504-0034362, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

BILL GARRETT, Davidson County
Trans:T20140013069 DEEDQC
Recvd: 02/25/14 11:20 3 pgs
Fees:17.00 Taxes:0.00

20140225-0016055

This is
( ) unimproved
(X) improved

property known as 178 2nd Avenue North, Apt. 305 Nashville, Tennessee 37201
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 13 day of February, 2014.

Scott R. Schramm

Natalie A. Schramm

Dustin G. Manternach

Jennifer R. Manternach

STATE OF Iowa
COUNTY OF Dubuque

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SCOTT R. SCHRAMM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13 day of February, 2014.

Karen M Beetem
Notary Public

My Commission Expires: 10/20/16

KAREN M BEETEM
Commission Number 130029
My Commission Expires
10/20/16

STATE OF Iowa
COUNTY OF Dubuque

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATALIE A. SCHRAMM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13 day of February, 2014.

Karen M Beetem
Notary Public

My Commission Expires: 10/20/16

KAREN M BEETEM
Commission Number 130029
My Commission Expires
10/20/16

STATE OF Iowa
COUNTY OF Dubuque

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DUSTIN G. MANTERNACH the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13 day of February 2014.

Karen M Beetem
Notary Public

My Commission Expires: 10/20/16

KAREN M BEETEM
Commission Number 130029
My Commission Expires
10/20/16

STATE OF Iowa
COUNTY OF Dubuque

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER R. MANTERNACH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13 day of February 2014.

Karen M Beetem
Notary Public

My Commission Expires: 10/20/16

KAREN M BEETEM
Commission Number 130029
My Commission Expires
10/20/16

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212