BILL GARRETT, Davidson County
Trans:T20140032858 DEEDQC
Recvd: 05/12/14 15:05 3 pgs
Fees:17.00 Taxes:0.00
20140512-0040606

THIS INSTRUMENT PREPARED BY: MARK H. WESTLAKE **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $NONE. Jean Long AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF April ~~2013.~~ 2014. S. Byrne NOTARY PUBLIC MY COMMISSION EXPIRES: S. BYRNE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES: October 21, 2014

Address New Owner As Follows: Robert Gardner and Jean Long Co-Trustees of the Estelle S. French Living Trust 702 Dove Valley Court Nashville, TN 37221	Send Tax Bills To: Same	Map-Parcel Number 129-110A/29300

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **ESTELLE S. FRENCH** ("Grantor") by and through her Co-Attorneys-in-Fact, **ROBERT GARDNER** and **JEAN LONG**, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto the Trustees to be held pursuant to the terms of the **ESTELLE S. FRENCH LIVING TRUST FOR JAMES MARTIN KENNON, JANE GARDNER, DOROTHY A. DANIEL AND JEAN LONG** all right, title and interest of the Grantor in and to certain tracts or parcels of land in Davidson County, Tennessee, being more particularly described a follows:

Land in Davidson County, Tennessee being Unit No. 102-L as shown on the Condominium Site Plan for The Cloister at St. Henry, Phase 1-D, filed as Exhibit A to, and established by the

Master Deed of record in Book 6933, Page 927 and amended in Book 7404, Page 766, 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 the said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to ESTELLE S. FRENCH by Deed from EDGAR R. FRENCH and wife, ESTELLE S. FRENCH dated 10/08/1991 and filed for record on 10/22/1991 in Book 8467, Page 976, Register's Office for Davidson County, Tennessee, as to a leasehold interest, and

Being the same property conveyed to ESTELLE S. FRENCH by Warranty Deed from ST. HENRY'S PROPERTY DEVELOPMENT, INC. dated March 29, 2011 and filed for record on April 5, 2011 in Instrument 20110405-0026187, Register's Office for Davidson County, Tennessee.

ESTELLE S. FRENCH appointed ROBERT GARDNER and JEAN LONG Co-Attorneys-in-Fact to act for her by General Durable Power of Attorney of Record as instrument 20140506-0038385 Register's Office for Davidson County, Tennessee.

This property is known as: 293 Cana Circle, Nashville, TN 37205.

This conveyance is subject to the following:

1) Subject to all easements, restrictive covenants and conditions and other matters of record, including all items set out on any applicable plat of record, and including, but not limited to in the St. Henry's Property Development, Inc. Ground Lease(s) of record, beginning in Book 5961, Page 657, Register's Office for Davidson County, Tennessee, including any amendments or extensions thereof, the Declaration of Restrictions, Covenants and Easements for the Cloister at St. Henry of record in instrument #20101228-0102374 and the leasehold interest of the current owner/occupants of the unit.

2) Provisions of the Tennessee Condominium Act of 2008, TN Code Annotated, Sections 66-27-201 *et seq.*, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtances thereunto belonging.

WITNESS my hand this 9 day of Sept, 2013

Robert C Gardner

ROBERT GARDNER as Co-Attorney-in-Fact for ESTELLE S. FRENCH

534771.1/2007620

Jean Long
JEAN LONG, as Co-Attorney-in-Fact for
ESTELLE S. FRENCH

Mississippi
STATE OF ~~TENNESSEE~~)
COUNTY OF ~~DAVIDSON~~)
Adams

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT GARDNER, as Co-Attorney-in-Fact for ESTELLE S. FRENCH, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9 day of September, 2013.

Elizabeth P Thompson
Notary Public

My Commission Expires: June 26, 2015

STATE OF MISSISSIPPI
ELIZABETH P. THOMPSON
ID No
33116
NOTARY PUBLIC
Comm Expires
June 26, 2015
ADAMS COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEAN LONG, as Co-Attorney-in-Fact for ESTELLE S. FRENCH, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of April, 2014.

Notary Public

My Commission Expires: _____

S. BYRNE
STATE
OF
TENNESSEE
NOTARY
PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES:
October 21, 2014