BILL GARRETT, Davidson County
Trans:T20140042267 DEEDQC
Recvd: 06/16/14 09:51 2 pgs
Fees:12.00 Taxes:0.00
20140616-0052121

This Instrument Prepared By:
Harlan Dodson
Dodson, Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
Cynthia Manier Barbour	Same	103-15-0-B
4487 Post Place #97		097CO
Nashville, TN 37205		

IN ORDER TO CARRY OUT the testamentary devise under the Last Will and Testament of **VIRGINIA HATCHER MANIER** of Nashville, Tennessee, Deceased, of record in the Probate Court Clerk's Office of Davidson County, Tennessee, Docket No. 13P-562, **HELEN MANIER BRYAN**, Executrix (hereinafter "Grantor") does hereby assign, transfer, convey and quitclaim unto **CYNTHIA MANIER BARBOUR** (hereinafter "Grantee") certain real estate in Davidson County, Tennessee, which is described as follows:

> LAND in Davidson County, Tennessee, being Unit No. 97 of Lion's Head Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By Laws, of record in Book 5340, Page 70, and as amended in Book 5342, page 683, Register's Office for Davidson County, Tennessee, and shown on a Plan of record in Book 5200, Page 82, said Register's Office.
>
> Being the same property conveyed to Virginia H. Manier by Deed from John Lane Denson, IV, Scott Thomas Denson, Ann Milstead, and Robin Denson, devisee under will of Tommye Denson, of record as instrument no. 20010319-0026111.

The foregoing conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 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 Condominiums, of record in Book 5340, page 70, and as amended in Book 5342, page 683, said Register's Office; and taxes for the current year. This conveyance is also subject to all other encumbrances, easements, restrictive covenants and other matters of public record as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(3)(D), is $-0-.

Helen Manier Bryan

SUBSCRIBED AND SWORN TO before me this 13th day of June, 2014.

Michelle M. Hinton My Commission Expires: 8/26/16
NOTARY PUBLIC

MICHELLE M. HINTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is improved property located at 4487 Post Place, #97, Nashville, Davidson County, TN 37205.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

The undersigned Grantor executes this Quitclaim Deed solely in her official capacity as Executrix and not individually or otherwise.

WITNESS our hands this the 13th day of June, 2014.

Helen Manier Bryan
HELEN MANIER BRYAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HELEN MANIER BRYAN**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument as the Executrix under the Last Will and Testament of Virginia Hatcher Manier, for the purposes therein contained.

WITNESS my hand and seal, at office, this 13th day of June, 2014.

Michelle M. Hinton My Commission Expires: 8/26/16
NOTARY PUBLIC

MICHELLE M. HINTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.