This instrument prepared by:
MICHAEL J. PHILBIN, P.C.
2021 Richard Jones Road, Suite 220
Nashville, TN 37215-2860

BILL GARRETT, Davidson County
Trans:T20140051734 DEEDQC
Recvd: 07/18/14 08:37 3 pgs
Fees:22.00 Taxes:0.00
20140718-0063625

# QUITCLAIM DEED

| | | |
|---|---|---|
| FROM: | ) | FROM: |
| Sandra S. Flanigan | ) | Michael J. Philbin, Trustee |
| TO: Michael J. Philbin, Trustee | ) | TO: Sandra S. Flanigan-Schaap and Mark Otto Schaap |

| Name and Address of New Owner | Name and Address of Persons or of Entity Responsible for Payment of Property Taxes | Map – Parcel Number(s) |
|---|---|---|
| Sandra S. Flanigan-Schaap<br>and<br>Mark Otto Schaap<br>1118 Granny White Court<br>Nashville, TN 37204 | NEW OWNER | 131080F01400CO |

**KNOW ALL MEN BY THESE PRESENTS** that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and for the express purpose of creating a tenancy by the entirety between Sandra S. Flanigan-Schaap and husband, Mark Otto Schaap, I, Sandra S. Flanigan, hereby convey, remise, release and quitclaim all of my interest unto Michael J. Philbin, Trustee, his successors and assigns, the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 4B of Harding Heights Condominiums, a horizontal property regime located on Granny White Court, Nashville, Tennessee, as established by Master Deed of Record in Instrument No. 20040521-0059693 and Supplement and Amendment No. 6 to the Master Deed of Harding Heights Condominiums of record in Instrument No. 20101119-0092636 Register's Office, Davidson County, Tennessee. Said Unit as shown on Exhibit "A" to the supplement and amendment No. 6 to the Master Deed of Harding Heights Condominiums of record in Instrument No. 20101119-0092636 and Correction to the Supplement and Amendment No. 6 to the Master Deed of Harding Heights Condominiums of record in Instrument No. 20110408-0027188 and being located upon part of Lot No. 4 on the Plan of Harding Heights of record in Plat Book 4300, page 95 Register's Office for Davidson County, Tennessee to which reference's are hereby made for a more complete and accurate description.

Being the same property conveyed to Sandra S. Flanigan by deed from Nashville Property Management, LLP, A Tennessee Limited Liability Partnership, dated April 1, 2011 of record in Instrument No. 20110408-0027189 Register's Office for Davidson County, Tennessee

Improved Property: 1118 Granny White Court, Nashville, TN 37204

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete survey of the land and not shown by the Public Records.

And now, I, the said Michael J. Philbin, Trustee, for the express purpose of creating a tenancy by the entirety, as above set out, do hereby convey, remise, release and forever quitclaim unto Sandra S. Flanigan-Schaap and husband, Mark Otto Schaap, their heirs and assigns, the same property hereinabove described to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS my hands this 17th day of July, 2014

Sandra S. Flanigan-Schaap

Michael J. Philbin, Trustee

**STATE OF TENNESSEE §**
**COUNTY OF DAVIDSON §**

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named Michael J. Philbin, the bargainor, 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 and official seal at Nashville, Tennessee, this 17 day of July, 2014.

Notary Public

6/2/16
Commission Expiration Date

Jill Connors
Printed Name of Notary

JILL CONNORS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

**STATE OF TENNESSEE §**
**COUNTY OF DAVIDSON §**

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named Sandra S. Flanigan-Schaap, the 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 and official seal at Nashville, Tennessee, this 17th day of July, 2014.

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 6, 2015

Notary Public

7-6-15
Commission Expiration Date

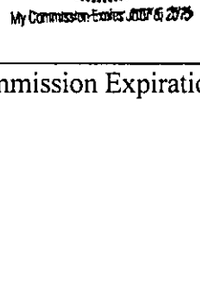
Shannon Philbin
Printed Name of Notary

**STATE OF TENNESSEE §**
**COUNTY OF DAVIDSON §**

The actual consideration or value, whichever is greater, for this transfer is $ - 0 -

Sandra S. Hanigan-Schaap
Affiant

Subscribed and sworn to before me, this 17th day of July, 2014.




Notary Public

7-6-15
Commission Expiration Date

Shannon Philbin
Printed Name of Notary