BILL GARRETT, Davidson County
Trans:T20140054353 DEEDQC
Recvd: 07/28/14 12:43 3 pgs
Fees:17.00 Taxes:0.00
20140728-0066803

THIS DOCUMENT PREPARED BY **JEFFREY MOBLEY** Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is NONE. Andrea E. Maneschi, Affiant Subscribed and sworn to before me, this 18th day of July, 2014. Notary Public My Commission Expires: LINDSAY KEEFE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES: December 6, 2016

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers
Andrea E. Maneschi & Helga M. Maneschi, Trustees 807 Timber Lane Nashville, Tennessee 37215	SAME	117 02 0 050.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Helga M. Maneschi, Trustee of The Helga M. Maneschi Living Trust, established by the Revocable Trust Agreement of Helga M. Maneschi, dated October 4, 2007 (the "Grantor"),** hereby remises, releases and quitclaims to **Andrea E. Maneschi and/or Helga M. Maneschi, Trustees of The Andrea & Helga Maneschi Living Trust, established by the Revocable Trust Agreement of Andrea E. Maneschi and Helga M. Maneschi dated June 13, 2014**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns, all of the Grantor's right,

title and interest in and to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 18th day of July, 2014.

Helga M. Maneschi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Helga M. Maneschi, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of July, 2014.

My Commission Expires: _____

LINDSAY KEEFE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
December 6, 2016

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being the southerly portion of Lot No. 31, on the plan of Forest Park Land Improvement Company's Subdivision, as of record in Book 161, page 144, Register's Office for said county, described as follows:

Beginning on the easterly margin of Timber Lane, formerly Maplewood Avenue, at a point 100 feet south of the corner of Lot Nos. 30 and 31, it being the southwest corner of the lot conveyed to William S. Riddle, Jr., thence east with the south line of the said William S. Riddle, Jr., 342.5 feet along the northerly boundary line of the property conveyed to Lois C. Knight by deed of record in Book 4949, page 730, said Register's Office and as corrected by deed of record in Book 5001, page 732, said Register's Office, to a point in the easterly margin of Timber Lane; thence northerly along the easterly margin of Timber Lane 100 feet to a point of beginning.

Being the same property conveyed to Helga M. Maneschi, Trustee of The Helga M. Maneschi Living Trust, established by the Revocable Trust Agreement of Helga M. Maneschi, dated October 4, 2007, by deed from Helga M. Maneschi of record as Instrument No. 20071009-0120307, Register's Office for Davidson County, Tennessee.

This is improved property known as 807 Timber Lane, Nashville, Tennessee 37215.