QUITCLAIM DEED

This Instrument prepared from information furnished by the parties.

BILL GARRETT, Davidson County
Trans:T20140092327 DEEDQC
Recvd: 12/10/14 10:55 1 pgs
Fees:12.00 Taxes:0.00
20141210-0113041

PATRICIA NICHOLLS 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

Ann C. Manning
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of December, 2014.

Patricia Nicholls
Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Ann C. Manning	NEW OWNER	Map 172
6603 Christiansted Lane		Group 10-0-B
Nashville, TN 37211		Parcel 1.00CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Ann C. Manning

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Ann C. Manning and Ashley L. Manning, tenants in common with full right of survivorship

hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Christiansted Valley Subdivision, Phase 1, Revision 1, as of record in Instrument 20010209-0012852, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to John T. Manning and wife, Ann C. Manning by deed from Brett A. Aufdenkamp and Allison Aufdenkamp, of record in Instrument 20040728-0090082, dated July 3, 2004, Register's Office for said County. The said John T. Manning is deceased.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 6603 Christiansted Lane, Nashville, TN 37211

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 9th day of December, 2014.

Ann C. Manning

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 Ann C. Manning, 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 9th day of December, 2014.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.