This instrument prepared by:
Stephen L. Carpenter, Esq.
10413 Kingston Pike, Suite 200
Knoxville, Tennessee 37922
(865) 690-4997

GRANTOR: **ROY E. FENSTERMAKER, JR. AND MICHELLE T. FENSTERMAKER,** as co-Trustees under **MICHELLE T. FENSTERMAKER LIVING TRUST DATED JUNE 25, 2008.**

GRANTEE: **ROY E. FENSTERMAKER JR.** and **MICHELLE T. FENSTERMAKER** as co-Trustees under **FENSTERMAKER FAMILY TRUST** dated June 29, 2015

MAP/PARCEL ID: MAP 104 PARCEL 306.00

BILL GARRETT, Davidson County
Trans:T20150054383 DEEDQC
Recvd: 07/06/15 15:42 4 pgs
Fees:22.00 Taxes:0.00
20150706-0065373

QUITCLAIM DEED

THIS INDENTURE, made this 29th day of June 2015, between **ROY E. FENSTERMAKER, JR.** and **MICHELLE T. FENSTERMAKER,** as co-Trustees under **MICHELLE T. FENSTERMAKER LIVING TRUST** dated June 25, 2008, of Knox County, State of Tennessee, hereinafter collectively referred to as Grantor, and **ROY E. FENSTERMAKER JR.** and **MICHELLE T. FENSTERMAKER** as co-Trustees under **FENSTERMAKER FAMILY TRUST** dated June 29, 2015, hereinafter collectively referred to as Grantee.

WITNESSETH:

That the said Grantor, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration paid to Grantor by the said Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold, remised, released, and QUITCLAIMED, and Grantor does hereby grant, bargain, sell, remise, release, and QUITCLAIM unto the said Grantee all of Grantor's undivided right, title, and interest in and to the following described premises, to wit:

> A certain condominium located in Davidson County, Tennessee, being Unit No. 306 of Bristol West End, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et. seq., of the Tennessee Code Annotated, under the Master Deed establishing Bristol West End, a Condominium Development, of record as Instrument No. 20070503-0053313 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, right 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 buildings thereof, said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage set forth in Exhibit "D" to said Master Deed, as amended in Instrument No. 20070629-0077729, said Register's Office.

BEING the same property conveyed to Roy E. Fenstermaker, Jr. and Michelle T. Fenstermaker, as co-Trustees under Michelle T. Fenstermaker Living Trust Dated June 25, 2008 from Roy E. Fenstermaker and wife, Michelle T. Fenstermaker, by Warranty Deed dated June 25, 2008, of record as Instrument No. 20080702-0068517 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to the following:

1. Matters shown on Plan of record as Instrument No. 20060801-0093560 in the Register's Office for Davidson County
2. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et. seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights and interests 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 buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property of Bristol West End, a Condominium Development, of record as Instrument No. 20070503-0053313 in the Register's Office for Davison County, Tennessee, as amended in Instrument No. 20070629-0077729, said Register's Office (collectively, as amended, the "Master Deed"), and the By-Laws appended thereto as Exhibit "B".
3. Agreement for Dedication of Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record as Instrument No. 20040615-0070569 in the Register's Office for Davidson County, Tennessee, as shown on ALTA/ACSM Survey by Littlejohn Engineering Associates, Robert M. Searson, Tenn. R.L.S. No. 1666, dated August 3, 2004, last revised May 9, 2005.
4. Twenty foot (20') sanitary sewer easement along the easterly lot line of Lot 20 and the westerly lot lines of Lots 4, 5, 6 and 7, as shown on the ALTA/ACSM Survey dated August 3, 2004, last revised May 9, 2005, by Robert M. Searson, Tenn. R.L.S. No. 1666.
5. Declaration of Restrictive Covenants of record as Instrument No. 20050105-0001970 in said Register's Office.
6. Stormwater Detention Agreement of record as Instrument No. 20050603-0062976 in said Register's Office.
7. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office
8. Subject to any and all zoning regulations, building restrictions, setback line, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 3000 Vanderbilt Place, #306, Nashville, Tennessee 37212.

THIS CONVEYENCE is also made and accepted subject to any encumbrance of record on the property.

and all the estate, right, title, and interest of the Grantor therein, with the hereditaments and appurtenances thereto appertaining and hereby releasing all claims to homestead, dower, and curtesy therein. Grantor quitclaims the said premises to the said Grantee or trustees and assigns forever. Wherever used in the instrument, terms, parties and pronouns shall be construed to represent either the singular or plural, as the case may demand, and the use of any gender shall be applicable to all genders, as appropriate.

Wherever used in the instrument, terms, parties and pronouns shall be construed to represent either the singular or plural, as the case may demand, and the use of any gender shall be applicable to all genders, as appropriate.

THE GRANTORS MAKE AFFIDAVIT THAT THE PREVIOUSLY EXECUTED ROY E. FENSTERMAKER LIVING TRUST DATED JUNE 25, 2008 AND MICHELLE T. FENSTERMAKER LIVING TRUST DATED JUNE 25, 2008, HAVE BEEN MERGED INTO A SINGLE JOINT COMMUNITY PROPERTY TRUST, THE FENSTERMAKER FAMILY TRUST DATED JUNE 29, 2015.

FOR FURTHER REFERENCE, SEE THE CERTIFICATION OF TRUST RECORDED SIMULTANEOUSLY HEREWITH.

IN WITNESS WHEREOF, the said Grantors have set their hand and seal on the day and year first above written.

ROY E. FENSTERMAKER, co-Trustee

MICHELLE T. FENSTERMAKER, co-Trustee

STATE OF TENNESSEE)
)
COUNTY OF KNOX)

Personally appeared before me, the undersigned authority, a Notary Public in and for the above county, the within named bargainors, **ROY E. FENSTERMAKER** and **MICHELLE T. FENSTERMAKER,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29th day of June 2015.

STEPHEN L. CARPENTER NOTARY PUBLIC AT LARGE KNOX COUNTY, TN

NOTARY PUBLIC
My Commission Expires September 29, 2018

This QuitClaim Deed was prepared from information furnished by Grantor. The preparer makes no representations regarding the status of the title, the accuracy of the description, the proposed use of the real estate, or any applicable zoning regulations concerning the described property nor any other matter except the validity of the form of this QuitClaim Deed. The above description was taken from the previous deed of record.

AFFIDAVIT

STATE OF TENNESSEE)
)
COUNTY OF KNOX)

This transfer is by QuitClaim Deed and no oath of value shall be required.

ROY E. FENSTERMAKER

SWORN TO AND SUBSCRIBED before me this 29th day of June, 2015.

NOTARY PUBLIC
My Commission Expires September 29, 2018

PROPERTY OWNER/RESPONSIBLE TAXPAYER:
ROY E. FENSTERMAKER JR. and **MICHELLE T. FENSTERMAKER** as
Trustees under **FENSTERMAKER FAMILY TRUST** dated June 29, 2015
12934 Buckley Road
Knoxville, Tennessee 37922