This Instrument Was Prepared By:
Gail Smith Bradford, Esq.
750 Old Hickory Blvd.
Building Two, Suite 150
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150083032 DEEDQC
Recvd: 09/30/15 09:10 2 pgs
Fees:12.00 Taxes:0.00
20150930-0099119

From information and description furnished by the parties.
This conveyance made without benefit of title search.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP / PARCEL NO.
JAMES HENRY MANNING, JR. and JAMES HENRY MANNING, JR 2015 IRREVOCABLE TRUST U/A dated September 3, 2015 c/o James Henry Manning, Jr., Trustee 2265 Holt Road Clarksville, TN 37043	SAME	MAP: 13316 PARCEL: 141

For love and affection and no monetary consideration, the receipt and sufficiency of which is hereby acknowledged, I, **JUDY R. MANNING,** hereinafter called the Grantor, by these presents do quitclaim and convey unto **JAMES HENRY MANNING, JR.**, a married man, to hold such interest as his sole and individual property, a one percent (1%) undivided interest, and to **JAMES HENRY MANNING, JR., TRUSTEE of the JAMES HENRY MANNING, JR. 2015 IRREVOCABLE TRUST u/a dated SEPTEMBER 3, 2015**, a ninety-nine percent (99%) undivided interest, hereinafter collectively called the Grantees, their respective heirs, successors and assigns, in and to the following property located in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 134 on the Plan of Kenilworth Estates, Section 3, as of record in Book 2900, pages 149 and 150, Register's Office of said County.

Said Lot No. 134 fronts 70 feet on the northeasterly side of Tampa Drive and extends back 141 feet on the northwesterly line and 153.4 feet on the southeasterly line, to a dead line, measuring 71.8 feet thereon.

This is improved property known as 294 Tampa Drive, Nashville, TN.

Being the same property conveyed to James H. Manning and wife, Judy R. Manning, by Deed of record in Book 4207, Page 462, Register's Office for Davidson County, Tennessee. James H. Manning, Sr. having died on November 3, 2009, this property passed to Grantor Judy R. Manning by operation of law.

This conveyance is subject to any and all existing easements and restrictions of record.

The legal description contained herein is the same as that contained in the previous deed of record.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor this the 3rd day of September, 2015.

Judy R Manning

Judy R. Manning

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **Judy R. Manning,** Grantor, to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by her for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 3rd day of September,2015.

Notary Public
My Commission Expires: _____

GAIL SMITH BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ -0-

James Henry Manning, Jr., Affiant

Subscribed and sworn to before me, this
the 3rd day of September, 2015.

Notary Public
My Commission Expires: _____

GAIL SMITH BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017