QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20150097943 DEEDQC
Recvd: 11/18/15 09:28 2 pgs
Fees:12.00 Taxes:0.00

20151118-0116809

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn before me, this the 16th day of November, 2015.

Notary Public

My commission expires: 10/27/2018

YOLANDA DANGERFIELD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

The preparer of this deed makes no representation as to the status of the title of property described or as to the accuracy of its description herein conveyed as it was prepared without benefit of title search or survey but strictly by documents provided by the parties involved.

THIS INSTRUMENT WAS PREPARED BY

S. Ruffin Craig Jr.
Webb Craig, PLLC
320 Seven Springs Way, Suite 250
Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Stephanie S. Fox, Trustee of the KCJB Family Trust	Stephanie S. Fox, Trustee of the KCJB Family Trust	082-14-A-041CO
8210 Moores Lane	8210 Moores Lane	
Brentwood, TN 37027	Brentwood, TN 37027	

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Stephanie S. Fox ("Grantor"), of Davidson County, Tennessee, does hereby bargain, sell, remise, release, quit claim and convey unto Stephanie S. Fox, Trustee of the KCJB Family Trust, dated November 16, 2015, and any amendments thereto, all of Grantor's right, title and interest in and to certain tracts or parcels of real estate located in Davidson County, Tennessee, to wit:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 906 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, and Second Amendment in Instrument No. 20060518-0058640, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of

Riverfront Condominiums for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, and Second Amendment in Instrument No. 20060518-0058640, said Register's Office, for a more complete identification and description of such Unit.

Being part of the same property conveyed to Riverfront Condominiums Partnership, a Tennessee general partnership by Deed from Riverfront Partnership, a Tennessee general partnership, of record in Instrument No. 20050902-0105982, dated August 31, 2005, Register's Office for Davidson County, Tennessee.

Being further conveyed to Stephanie S. Fox by deed from Riverfront Condominiums Partnership, a Tennessee general partnership, of record under Instrument No. 20061219-0156217, said Register's Office, for a more complete identification and description of such Unit.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to all the provisions of the Tennessee Horizontal Property Act as set out in the Master Deed and By-Laws of Riverfront Condominiums, of record in Instrument No. 20051221-0153160, amended in Instrument No. 20051228-0155671, and Second Amendment in Instrument No. 20060518-0058640, said Register's Office; easements and setback lines as set forth on the above plan of record.

This property known as 906 First Avenue North, Nashville, TN 37201.

WITNESS my hand this 16th day of November, 2015.

GRANTOR:

Fox

Stephanie S. Fox

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephanie S. Fox, the within named 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 this 16th day of November, 2015.

Yolanda Rangerfield
Notary Public

My commission expires: 10/27/2018

YOLANDA RANGERFIELD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY