THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** **CRT FILE #: 15115944**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. McKenzie Irvin Affiant Subscribed and sworn to before me, this 22 day of December, 2015. Notary Public My Commission Expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

QUITCLAIM DEED

Address New Owner: John W. Janusek 1350 Rosa L. Parks Blvd #306 Nashville, TN 37208	Send Tax Bills To: New Owner	Tax Information: 81-12-B-477.00 C0

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **John W. Janusek, unmarried** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **John W. Janusek and Anna Katherine Guengerich, husband and wife,** their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 306, Werthan Lofts IV Condominiums, as established under Master Deed of Record in Instrument 20070117-0006776, amended in Instrument Nos. 20071220-0146056, 20080118-0006036 and 20080211-0013846 in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to John Janusek, unmarried by Warranty Deed from Werthan IV, LLC, a Tennessee Limited Liability Company, recorded on the day 2nd of September, 2009 in Instrument No. 20090902-0082568 corrected by Scrivner's Affidavit in Instrument No. 20091002-0091716 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1350 Rosa L. Parks Blvd #306 Nashville, TN 37208.

BILL GARRETT, Davidson County
Trans:T20160000567 DEEDQC
Recvd: 01/05/16 08:09 2 pgs
Fees:12.00 Taxes:0.00
20160105-0000636

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2016 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of December, 2015.

John W. Janusek

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John W. Janusek** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23 day of December 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018