BILL GARRETT, Davidson County
Trans:T20160088396 DEEDQC
Recvd: 10/07/16 08:04 3 pgs
Fees:17.00 Taxes:0.00
20161007-0106117

QUITCLAIM DEED

FROM: Andrew B. Mankin

TO: Jennifer E. Mankin

This instrument Was Prepared by:
Brenton H. Lankford, Esq.
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

Address of New Owner(s):	Send Tax Bills To:	Parcel ID:
Jennifer E. Mankin 5039 Franklin Road Nashville, TN 37220	Same	1461000220

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled **Jennifer Exum Mankin v. Andrew Bart Mankin, Civil Action No. 15D-1568, Fourth Circuit Court of Davidson County, Tennessee** and that there was no other consideration given for the transfer.

Affiant

Sworn to and subscribed before me, this the 3rd day of October, 2016.

Notary Public

My Commission Expires: 3-7-17

STEPHANIE McCARTY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAR 7 2017

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This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled **Jennifer Exum Mankin v. Andrew Bart Mankin, Civil Action No. 15D-1568, Fourth Circuit Court of Davidson County, Tennessee.** Accordingly, **Andrew B. Mankin** does hereby quitclaim unto the said **Jennifer E. Mankin**, her heirs, successors, and assigns, all of his 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 situated in Davidson County, Tennessee, described as follows:
>
> Being Lot No. 22 on the Plan of Fieldcrest Estates, as of record in Book 2331, page 124, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 22 fronts 297.6 feet on the westerly side of Franklin Pike, and extends back between lines, 301.7 feet on the northerly line, and 345.0 feet on the southerly line, to a dead line in the rear on which it measures 246.7 feet.
>
> No dwelling shall be erected on the property herein conveyed to us costing less than $30,000, exclusive of land, nor shall any dwelling be erected on said lot unless, if an one story dwelling, with attached garage, it has a minimum floor area of 2,300 square feet; if a one and one-half or two story dwelling, it shall have a minimum first floor area of 2,100 square feet, but if a garage is built in the basement of the dwelling, these areas shall be increased by not less than 200 square feet; split level dwellings (living area on two levels but not one above the other) shall have a minimum floor area of 2,300 square feet.
>
> Said property is also subject to easements and owner's certificate as set out on plan of said subdivision, of record in Book 2331 page 124, said Register's Office.
>
> Being the same property conveyed to Andrew B. Mankin and Jennifer E. Mankin, husband and wife, from the Estate of Elsie Raye Overton, Deceased, Z. Ann Dickinson and E. Jane Busemleier, Executors, of record in Instrument No. 20111121-0090964, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2012 taxes a lien which are not yet due and payable 2) All matters appearing on plan of Fieldcrest Estates of record in Book 2331 Page 124, Register's Office for Davidson County, Tennessee 3) Restrictions set out in instrument of record in Book 2542 Page 219.

The above description is the same as in the previous deed of record.

This is improved property known as 5039 Franklin, Rd., Nashville, Tennessee 37220.

GRANT C. GLASSFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Witness my hand this 7th day of Sept., 2016.

Andrew B. Mankin

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, GRANT C GLASSFORD, a Notary Public of said County and State, Andrew B. Mankin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at BRENTWOOD, Tennessee, this 7TH day of SEPTEMBER, 2016.

Notary Public

My Commission Expires: 07/16/2018