BILL GARRETT, Davidson County
Trans:T20170020257 DEEDQC
Recvd: 03/09/17 08:51 5 pgs
Fees:27.00 Taxes:0.00
20170309-0023253

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
CHAMBLISS, BAHNER & STOPHEL, P.C.
605 Chestnut Street, Suite 1700
Chattanooga, Tennessee 37450
Attention: Dana Perry

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
Taylor Mayfield Monen and Micheal Louis Monen, Co-Trustees	Taylor Mayfield Monen and Michael Louis Monen, Co-Trustees	093 09 0C 094.00
(Name) P.O. Box 4033	(Name) P. O. Box 4033	
(Street Address) Chattanooga, TN 37405	(Street Address) Chattanooga, TN 37405	
(City) (State) (Zip)	(City) (State) (Zip)	

QUITCLAIM DEED

IN CONSIDERATION of the sum of One Dollar ($1.00), and for other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, we, MICHAEL L. MONEN and TAYLOR M. MONEN, husband and wife, ("Grantors"), do hereby sell, transfer, convey and quitclaim unto TAYLOR MAYFIELD MONEN AND MICHAEL LOUIS MONEN, CO-TRUSTEES OF THE TAYLOR MAYFIELD MONEN REVOCABLE TRUST U/A DATED NOVEMBER 10, 2015, as amended ("Grantee"), their successors and assigns, all of Grantors' right, title and interest in the certain tract or parcel of real property in Davidson County, Tennessee described in **EXHIBIT "A"** of this Quitclaim Deed attached hereto and incorporated herein by reference.

This conveyance is made subject to exceptions and/or permitted encumbrances, including but not limited to those contained in **EXHIBIT "B"** of this Quitclaim Deed attached hereto and incorporated herein by reference.

Grantors and Grantees acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and the firm Chambliss, Bahner and Stophel, P.C. disclaims responsibility for the status of the title to the property or for the accuracy of such information.

(Signatures on next page)

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed this 2nd day of March, 2017.

GRANTORS:

Michael L. Monen

Taylor M. Monen

STATE OF TENNESSEE :
:
COUNTY OF HAMILTON :

On this day, before me, a Notary Public of the state and county aforesaid, personally appeared MICHAEL L. MONEN and TAYLOR M. MONEN, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as their free act and deed.

WITNESS my hand and seal this 2nd day of March, 2017.

Notary Public

My Commission Expires: AUGUST 9, 2020

S. Y. MERCER
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

STATE OF TENNESSEE :
:
COUNTY OF HAMILTON :

I hereby swear and affirm that the actual consideration for this transfer, pursuant to T.C.A. §67-4-409(a)(3)(F), is $-0- (zero).

AFFIANT-GRANTEE:

TAYLOR MAYFIELD MONEN REVOCABLE TRUST U/A/DATED NOVEMBER 10, 2015

By: _____
Taylor Mayfield Monen Co-Trustee

Sworn and subscribed to before me this 2nd day of March, 2017.

_____
Notary Public

My Commission Expires: AUGUST 9, 2020

S. Y. MERCER
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

EXHIBIT "A"
Legal Description

A certain condominium located in Davidson County, Tennessee, being Unit 1007 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument Number 20140718-0063781, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all easements, rights, 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 B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration.

Being a portion of the same property conveyed to Laurel Property, LLC, a Delaware limited liability company by deed from Eakin Gateway, LLC, a Tennessee limited liability company, as to a twenty percent (20%) undivided tenant in common interest, of record in Instrument No. 20121227-0119218, Register's Office for Davidson County, Tennessee, dated December 26, 2012 and recorded on December 27, 2012.

Being a portion of the same property conveyed to Laurel Property, LLC, a Delaware limited liability company by deed from Eakin Gateway, LLC, a Tennessee limited liability company, as to twenty percent (20%) undivided tenant in common interest of record in Instrument No. 20121227-0119219, Register's Office for Davidson County, Tennessee, dated December 26, 2012 and recorded on December 27, 2012.

Being a portion of the same property conveyed to Laurel Property, LLC, a Delaware limited liability company by deed from Gaylon M. Lawrence, Jr., as to an eighty percent (80%) undivided tenant in common interest of record in Instrument No. 20121227-0119220, Register's Office for Davidson County, Tennessee, dated December 26, 2012 and recorded on December 27, 2012.

Being a portion of the same property conveyed to Laurel Property, LLC, a Delaware limited liability company by deed from Gaylon M. Lawrence, Jr. as to an eighty percent (80%) undivided tenant in common interest of record in Instrument No. 20121227-0119221, Register's Office for Davidson County, Tennessee, dated December 26, 2012 and recorded on December 27, 2012.

Being a portion of the same property conveyed to Laurel Property, LLC, a Delaware limited liability company by deed from Metropolitan Development and Housing Agency of record in Instrument No. 20131231-0131305, Register's Office for Davidson County, Tennessee, dated December 31, 2013 and recorded on December 31, 2013.

This is improved property also known as 1212 Laurel Street, Unit 1007, Nashville, TN 37203.

REFERENCE is made for prior title to Deed recorded in Book 20151218, Page 0127525, in the Register's Office of Davidson County, Tennessee.

No boundary survey of the within tracts or parcels of real estate was made at the time of this conveyance, and the description of the within tract or parcel of real estate is not different from previous deeds.

EXHIBIT "B"
(Exceptions and/or Permitted Encumbrances)

1. The lien for 2015 and future years ad valorem taxes, not yet due and payable.
2. Subject to all matters shown on the Plan of record as Instrument Number 20120216-0013756, Register's Office of Davidson County, Tennessee.
3. Easement conveyed to the state of Tennessee of record in Book 4318, Page 544, in the Register's Office for Davidson County, Tennessee.
4. Bill No. 084-571 closing Alley No. 234 extending from 12th Ave S westerly to the easterly margin of Interstate 40 retains easements to the Metropolitan Government of Nashville and Davidson County, Tennessee.
5. Final Consent Judgment conveying property to the State of Tennessee for the construction of a controlled access highway of record in Book 4370, Page 916 and Book 4395, Page 715, in the Register's Office for Davidson County, Tennessee.
6. Arts Center Redevelopment Plan containing restrictive covenants of record in Book 10965, Page 404, amended in Book 11625, page 252 and amended as Instrument No. 20020715-0084598, in the Register's Office for Davidson County, Tennessee.
7. Arts Center Redevelopment Plan in Ordinance # 98-1188, Amendment No. 1 as Ordinance #99-1761 and Amendment No. 2 as Ordinance No. BL 2002-1063, Metropolitan Clerk's Office for Davidson County, Tennessee.
8. The plat of survey by Cherry Land Surveying, Inc., dated December 11, 2012 shows an NES Easement in the southeast portion of property.
9. Declaration of Easements and Restrictive Covenants of record in Instrument Number 20121227-0119217, in the Register's Office for Davidson County, Tennessee.
10. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20130122-0006827, in the Register's Office for Davidson County, Tennessee.
11. Grant of Easement of record in Instrument Number 20140328-0025601, in the Register's Office for Davidson County, Tennessee.
12. Easement of record in Instrument Number 20140924-0087646, in the Register's Office for Davidson County, Tennessee.
13. Restrictions, conditions, covenants, easements, liens, charges and regulations as set forth and provided for in and created by the Declaration of Condominium and Bylaws attached thereto, for Twelve Twelve, A Condominium, recorded at Instrument No. 20140718-0063781, in the Register's Office of Davidson County, TN, including without limiting the generality of the foregoing the following: a. Lien of Assessments for common expenses, and limited common expenses. b. Easements for encroachments, if any, of the common elements or any unit, or of any unit upon any portions of the common elements or of any unit upon another unit, occasioned by the actual location of the common elements and/or units being different than shown by the plat.
14. Charter of Twelve Twelve Condominium Association, Inc. of record at Instrument No. 20140627-0056540, in the aforesaid Register's Office.
15. Restrictions of record in Instrument Number 20131231-0131305 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
16. Subject to rights of others in and to the common areas and/or elements.