BILL GARRETT, Davidson County
Trans:T20170053451 DEEDQC
Recvd: 06/22/17 09:38 4 pgs
Fees:22.00 Taxes:0.00
20170622-0062809

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
CHAMBLISS, BAHNER & STOPHEL, P.C.
Suite 1700, Liberty Tower
605 Chestnut Street
Chattanooga, Tennessee 37450
Attention: Gregory D. Willett

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	Tax Information
Janene D. Mann 2004 Linden Avenue Nashville, TN 37212	Janene D. Mann 2004 Linden Avenue Nashville, TN 37212	Map No. 140-020-C Parcel No. 103 00 CO

QUITCLAIM DEED

Recitals:

WHEREAS, the STEVEN L. MANN and wife, JANENE D. MANN held an interest in the certain tract or parcel of real property located in Davidson County, Tennessee and being more particularly described in Exhibit "A" which is attached to this Quitclaim Deed and incorporated herein by reference (the "Property"); and

WHEREAS, STEVEN L. MANN died on August 26, 2016; and

WHEREAS, upon the death of Steven L. Mann, Janene D. Mann became the sole owner of the Property.

NOW, THEREFORE, FOR AND 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, JANENE D. MANN (the "Grantor"), does hereby sell, transfer, convey and quitclaim unto JANENE DENISE MANN, TRUSTEE OF THE JANENE DENISE MANN REVOCABLE TRUST ("Grantee"), and its successors and assigns, all of Grantor's right, title and interest in the Property.

Grantor and Grantee 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 title to the real property or for the accuracy of such information.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 15 day of ~~May~~ June, 2017.

GRANTOR:

Janene D. Mann

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

On this 15th day of ~~May~~ June, 2017, before me, a Notary Public of the state and county aforesaid, personally appeared JANENE D. MANN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as her free act and deed.

WITNESS my hand and seal at office in Davidson County, Tennessee, this 15th day of ~~May~~ June, 2017.

NICHOLAS A. DEIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2017

Notary Public

My Commission Expires: 11-06-2017

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

I hereby swear and affirm that the actual consideration for this transfer is $-0-.

AFFIANT-GRANTEE:

THE JANENE DENISE MANN REVOCABLE TRUST

By: _____
Janene D. Mann, Trustee

Sworn and subscribed to before me this 15th day of ~~May~~ June, 2017.

_____
Notary Public

NICHOLAS A. DEIDIKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2017

My Commission Expires: 11-06-2017

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 103, together with the appurtenant interest in the common elements of Midtown Lofts Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20050630-0075478, amended in Instrument No. 20060921-0117372, Instrument No. 20061016-0128233 and Instrument No. 20070124-0009913, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plat attached as Exhibit "D" to the aforementioned Master Deed.

Being part of the same property conveyed to Steven L. Mann and wife, Janene D. Mann by Warranty Deed dated, April 5, 2007 from Midtown Lofts, LLC, a Tennessee limited liability company of record in Instrument No. 20070411-0043431, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Charter of Incorporation of Midtown Lofts Condominium Association, Inc. of record in Instrument No. 20061220-0156805, Register's Office for Davidson County, Tennessee.

2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Midtown Lofts Condominiums, of record in Instrument No. 20050630-0075478, amended in Instrument No. 20060921-0117372, Instrument No. 20061016-0128233 and Instrument No. 20070124-0009913, Register's Office for Davidson County, Tennessee.

3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.

4. All matters appearing on the Plan of record as Instrument No. 20050616-0069146, Register's Office for Davidson County, Tennessee.

TOGETHER WITH parking spaces nos. 6 and 7 as described in Exhibit "A" hereto, pursuant to the terms of Paragraph 8 of the Master Deed.

No boundary survey of the within tract or parcel 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.