Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Mark J. Downton et ux Fiona E. Leckenby 6041 Frontier Lane Nashville, TN 37211	MAP 061-3; PARCEL 188	OWNER
This instrument prepared by: DOWNTON CLARK, PLLC 2706 Larmon Avenue, Nashville, Tennessee 37204		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($280,000.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, Carol Ann Mannchen (formerly "Carol Ann Downton") (the "Grantor"), by these presents hereby sells, assigns, and quitclaims to Mark J. Downton and his wife Fiona E. Leckenby (the "Grantees"), Grantees' heirs, successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described as set forth below (the "Property"):

This is improved property known as 1107 Haysboro Avenue, Nashville, Tennessee 37216.

Said property is a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING LOT NO. 6 AND THE EAST ONE-HALF OF LOT NO. 5 ON THE PLAN OF INGLEWOOD HEIGHTS, AS OF RECORD IN BOOK 1424, PAGE 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

BEING THE SAME PREMISES CONVEYED TO CAROL ANN DOWNTON BY DEED OF RECORD SIGNED AUGUST 3, 1995 AND RECORDED ON AUGUST 14, 1995, AND OF RECORD AT DEED BOOK 9761, PAGE 746, AT THE OFFICE OF REGISTER OF DEEDS IN DAVIDSON COUNTY, TENNESSEE. CAROL ANN DOWNTON HAVING BECOME CAROL ANN MANNCHEN BY MARRIAGE JUNE 23, 2007.

Bill Garrett Davidson County
Batch# 43464 DEEDQC
01/02/2018 01:08:26 PM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20180102-0000414

IN WITNESS WHEREOF, the Grantor has executed this Deed this 27th day of ~~September~~ December, 2017.

Carol Ann Mannchen, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Emily Myers, Notary Public, CAROL ANN MANNCHEN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of December, 2017.

Notary Public
My Commission Expires: October 7, 2019

EMILY MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Oct. 7 2019

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $280,000.

Affiant

Sworn to and subscribed before me, this 27th day of December, 2017.

Notary Public
My Commission Expires: October 7, 2019

EMILY MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Oct. 7 2019