BILL GARRETT, Davidson County
Trans:T20110013281 DEEDQC
Recvd: 03/04/11 14:55 2 pgs
Fees:12.00 Taxes:0.00
20110304-0017618

STHis transfer is exempt from the Tennessee real estate recording tax pursuant to T.C.A. § 67-4-409(a)(3).

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer is $ - 0 -

Affiant

Subscribed and sworn to before me this day of , 2005.

Notary Public

My Commission expires:

WINDA LINGERFELT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 22 2008

This instrument was prepared by:

Beam, Miller & Rogers, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, TN 37228

Address New Owner as Follows:

THE JAMES H. SMITH REVOCABLE LIVING TRUST and THE JANIE M. SMITH REVOCABLE LIVING TRUST
303 Paducah Drive
Hendersonville, Tennessee 37075

Send Tax Bills to:

JAMES + JANIE SMITH
303 PADUCAH DR.
HENDERSONVILLE, TN 37075

Map-Parcel Numbers:

26-7-71
GO-20470

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that James H. Smith and wife, Janie M. Smith, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto James H. Smith, Trustee, and his successors in trust, of THE JAMES H. SMITH REVOCABLE LIVING TRUST, its successor and assigns, and Janie M. Smith, Trustee, and her successors in trust of THE JANIE M. SMITH REVOCABLE LIVING TRUST, its successors and assigns, for the benefit of James H. Smith and Janie M. Smith, tenants in common, their entire right title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 177 on the Plan of Windsor Green, Phase 1, Section II, of record in Book 6250, Page 496, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

BEING the same land conveyed to James H. Smith and wife, Janie M. Smith, from Thomas E. Fleming, by Warranty Deed dated October 20, 1997, of record in Deed Book 10660, Page 411, in the Register's Office for Davidson County, Tennessee

THIS is improved property known as: 113 Heathcote Court, Goodlettsville, Tennessee 37072.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 9th day of Feb, 2005.

James H. Smith

Janie M. Smith

STATE OF TENNESSEE)
)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James H. Smith and Janie M. Smith, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Hendersonville, Tennessee, this 9th day of Feb, 2005.

WENDA LINGERFELT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

Notary Public

My Commission expires: _____

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantor, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.