Prepared by:
Lehman Title & Escrow, LLC.
1646 Westgate Circle, Suite 102
Brentwood, TN 37027

(2)

PREPARER OF THIS DOCUMENT MAKES NO WARRANTIES AS TO TITLE ON THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills to:	Map & Parcel:
Stewart C. Ross and Sandra L. Ross	Same	131-3-223
412 Shackleford Court		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, Stewart C. Ross and Sandra L. Ross, Trustees of The Ross Family Trust, established by the Declaration of Trust of Stewart C. Ross and Sandra L. Ross, dated JANUARY 26, 1990 AS AMENDED AND RESTATED AND TO THEIR SUCCESSORS IN TRUST, WITH FULL POWER TO SELL, TRANSFER, MORTGAGE AND CONVEY WITHOUT SIGNATURE OF ANY BENEFICIARY, HEREINAFTER CALLED THE Grantees and the Grantees' have hereby bargained transferred and conveyed to Stewart C. Ross and wife, Sandra L. Ross all of their right title and interest in and to real property in the State of Tennessee more particularly described as follows:

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 4 on the Final Plat of Oxford Hill Cluster Lot Subdivision of record as Instrument No. 20050512-0053719, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stewart C. Ross and Sandra L. Ross, Trustees of The Ross Family Trust, established by the Declaration of Trust of Stewart C. Ross and Sandra L. Ross, dated January 26, 1990 by Warranty Deed dated July 23, 2007 and recorded in instrument number 20070723-0087449 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 412 Shackleford Court, Nashville, Tennessee 37215

This conveyance is subject to all matters appearing of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this the 11th day of July, 2011.

Stewart C. Ross, Trustee

Sandra L. Ross, Trustee

BILL GARRETT, Davidson County
Trans:T20110050160 DEEDQC
Recvd: 08/16/11 09:51 2 pgs
Fees:12.00 Taxes:0.00
20110816-0063067

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear that value or consideration for this transfer whichever is greater is $-0-.

Affiant

Sworn to and subscribed to before me, this the 11th day of July, 2011.

Notary Commission Expires: 11/24/13

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stewart C. Ross, Trustee and Sandra L. Ross, Trustee of the Ross Family Trust the within named bargainor(s), with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 11th day of July, 2011.

My Commission Expires: 11/24/13

Notary Public
J. Trent Lehman
State of Tennessee Notary Public
County of Williamson
~~My Notary Seal above~~
Comm. Expires 11/24/13

AFTER RECORDING PLEASE RETURN TO:
SPRINGDALE TITLE, L.L.C.
11503 SPRINGFIELD PIKE, SUITE 100
CINCINNATI, OH 45246