THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Davidson County DEEDQC
Recvd: 10/07/11 12:43 2 pgs
Fees:12.00 Taxes:0.00
20111007-0078175

Address New Owner(s)
The 513 Rosedale Avenue Trust
P.O. Box 791
Joelton, Tn 37081

Send Tax Bills To:
SAME

Map & Parcel
118-04-0-114.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10), and other good and valuable consideration, receipt of which is hereby acknowledged, **I, Joan Farris Bowers** ("Grantor") do hereby quitclaim and convey unto **L&O Farms, LLC, as Trustee for The 513 Rosedale Avenue Trust**("Grantee"), its successors and heirs all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being Lot No. 57 on the plan of Hurdwood Heights, Section 1, of record in Book 2330, page 24, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 57 fronts 114.42 feet on the southerly side of Rosedale Avenue and runs back 120.4 feet on the westerly line and 151.6 feet on the easterly line to a dead line measuring 58 feet thereon.

Being the same property conveyed to E.R. Farris and wife, Ruby Farris, by deed from Robert King Petty and wife, Marie S. Petty, on November 19, 1956, of record in Book 2602, page 445, Register's Office for Davidson County, Tennessee. And further conveyed to Ruby Jean Farris by Final Decree of Divorce of record in Book 6065, page 318, said Register's Office. The said Ruby Jean Farris having died testate, a resident of Davidson County, Tennessee and her Last Will and Testament, leaving said property to Joan Farris Bowers, was admitted to probate by the Probate Court of Davidson County, Tennessee at Cause No. 11P291.

Property commonly known as 513 Rosedale Avenue, Nashville, Tn. 37211

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this **7th** day of **October, 2011.**

Joan Farris Bowers

Joan Farris Bowers

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 7th day of October, 2011, before me, personally appeared Joan Farris Bowers, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC My Commission expires: 7/6/15

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is **$0**

AFFIANT

Subscribed and sworn to before me, this **7th** day of **October, 2011.**

NOTARY PUBLIC My Commission Expires: 7/6/15

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY