BILL GARRETT, Davidson County
Trans:T20110082717 DEEDQC
Recvd: 12/30/11 10:19 2 pgs
Fees:17.00 Taxes:0.00
20111230-0102137

Prepared from information furnished by the parties.

FROM

Rick Wayne Anderson

TO

Anita Lester, Trustee

AND

FROM

Anita Lester, Trustee

TO

Rick Wayne Anderson and
J. Ryan Anderson

TRUSTEE'S QUITCLAIM DEED

Address for New Owner(s) As Follows	Send Tax Bills To	Map-Parcel Number
Rick Wayne Anderson 1650 Primm Rd. Ashland City, TN 37015	Bank of America, N.A. 7105 Corporate Dr. Plano, TX 75024	#07207003900

THIS INSTRUMENT PREPARED BY:

Metropolitan Escrow, Inc.
217 Pineway Drive
Nashville, TN. 37217

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is -0-.

X Rick W. Anderson
Affiant

Subscribed and sworn to before me
This 29th day of December, 2011.

Notary Public
My Commission Expires: 9-9-14

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a reconveyance to create a joint tenancy with right of survivorship, I, Rick Wayne Anderson, unmarried, by these presents do hereby quitclaim and convey all my/our right, title and interest, unto Anita Lester, Trustee, his successors and/or assigns, the following described tract or parcel of land, to wit:

LAND in Davidson County, Tennessee, being Lot Number 29 on the Plan of L.A. Warrens Re-Subdivision of Block "C", R.M. Dudley's Subdivision as of record in Book 843, Page 102, Register's Office for said County.

Said Lot Number 29 fronts 50 feet on the Northerly side of Kirkland Avenue and runs back 150 feet between parallel lines to a rear line which measures 50 feet thereon.

Being the same property conveyed to Rick Wayne Anderson, unmarried, by deed from Jeffrey C. Williams, of record in Instrument 20050901-0104922, said Register's Office.

Unimproved ( )
Improved (X) property known as 1420 Kirkland Avenue – Nashville, TN 37216

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

And now, I, the said Anita Lester, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey all my right, title, and interest unto Rick Wayne Anderson, unmarried, and J. Ryan Anderson, unmarried, as joint tenants with full rights of survivorship, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 29th day of December, 2011.

Rick Wayne Anderson

Anita Lester, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Rick Wayne Anderson, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29th day of December, 2011.

My Commission Expires: 9-9-14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Anita Lester, Trustee, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29th day of December, 2011.

My Commission Expires: 9-9-14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.