BILL GARRETT, Davidson County
Trans:T20120006744 DEEDQC
Recvd: 01/30/12 08:20 2 pgs
Fees:12.00 Taxes:0.00
20120130-0007992

THIS INSTRUMENT PREPARED BY:
MARK H. WESTLAKE
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH, SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $NONE.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF January, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

S. BYRNE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES: October 21, 2014

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Eary L. Caldwell, Sherry Ellis and Michelle Peck, as Co-Trustees 7017 Bonnavent Drive Hermitage, TN 37076	Same	074-08 047

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **EARY L. CALDWELL** ("Grantor"), whose address is shown above, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and for love and affection and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto **EARY L. CALDWELL, SHERRY ELLIS and MICHELLE PECK**, Co-Trustees to be held pursuant to the terms of the **EARY L. CALDWELL LIVING TRUST FOR SHERRY ELLIS, MICHELLE PECK and JOHN PAUL CALDWELL, JR. AND THEIR APPOINTEES dated June 20th, 2011** (whose address is shown above), without warranty, all right, title and interest of the Grantor in and to certain tracts or parcels of land in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 796 on the Map of Hermitage Hills, Section 7, as of record in Book 3300, pages 62 and 63, Register's Office for said County.

Said Lot No. 796 fronts 85.0 feet on the westerly side of Bonnavent Drive and extends back 152.66 feet on the northerly line and 152.25 feet on the southerly line to a dead line, measuring 85.0 feet thereon.

Being the same property conveyed to John P. Caldwell and Eary L. Caldwell by deed from Leonard K. Morgan and wife, Rose Ann Morgan dated October 28th, 1976 and recorded in Deed Book 5083, page 448, Register's Office for Davidson County, Tennessee. John P. Caldwell having died on September 5th, 2006, the property is vested in Eary L. Caldwell, his surviving spouse.

THIS conveyance is subject to restrictive covenants of record in Book 3399, page 165, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the year 1972 which have been prorated and assumed by the Grantees herein.

WITNESS my hand this 25 day of January, 2012.

GRANTOR:

Eary L Caldwell

EARY L. CALDWELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EARY L. CALDWELL, the within named bargainor, 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 25 day of January, 2012.

Scott Eller

Notary Public

My Commission Expires: 7-6-15

