BILL GARRETT, Davidson County
Trans:T20120006862 DEEDQC
Recvd: 01/30/12 10:21 4 pgs
Fees:27.00 Taxes:0.00
20120130-0008147

The preparer of this deed makes no representation as to the status of the title of property described or as to the accuracy of its description herein conveyed as it was prepared without benefit of title search or survey but strictly by documents provided by the parties involved.

This instrument prepared by Little & House, PC
109 Westpark Drive
Suite 300
Brentwood, TN 37027

QUITCLAIM DEED
TERMINATING TENANCY BY ENTIRETY
AND VESTING OWNERSHIP IN FEE SIMPLE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:SAME	MAP/PARCEL NUMBER:
Linda O. Hutton 2030 Fransworth Drive Nashville, TN 37205		116-2B-12

THIS INDENTURE, made this 22 day of December, 2011, between RALPH EDWARD HUTTON, JR. and wife, LINDA O. HUTTON, as tenants by the entirety, of Davidson County, Tennessee ("Grantors"), JUNE P. HOUSE, Trustee, with full power and authority to sell, transfer, exchange and convey, without joinder by or disclosure of the beneficiaries of the trust, and without obligation for third parties dealing with her as Trustee to look to the proper disposition of the proceeds arising from any such transaction ("Trustee") and LINDA O. HUTTON, of Davidson County, Tennessee, in fee simple ("Grantee").

FOR AND IN CONSIDERATION of consideration, the receipt and legal sufficiency of which is hereby acknowledged, the Grantors, by these present do hereby remise, release and forever quitclaim unto the Trustee, all their right, title and interest in and to the real estate located in Davidson County, Tennessee, described on Exhibit A attached hereto, and in consideration of consideration, the receipt and legal sufficiency of which is hereby acknowledged, the Trustee does hereby remise, release and forever quitclaim unto Grantee, in fee simple, all his right, title and interest in and to the real estate located in Davison County, Tennessee, described on Exhibit A attached hereto, it being the intention of Grantors that this conveyance shall vest in Grantee, through the Trustee, all of the interest in fee simple in Grantee in the real property described herein.

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

and all the estate, right, title and interest of the Grantor, with the hereditaments and appurtenances thereto appertaining.

The transfer of the real property described herein is being done in connection with asset balancing for estate planning purposes and is not intended as a gift of such property.

IN WITNESS WHEREOF, Grantors and Trustee have executed this Quitclaim Deed on the day and year first above written.

GRANTORS

RALPH EDWARD HUTTON, JR.

LINDA O. HUTTON

TRUSTEE

JUNE P. HOUSE, ATTORNEY

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RALPH EDWARD HUTTON, JR. and LINDA O. HUTTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Davidson County, Tennessee, this 28 day of December, 2011.

NOTARY PUBLIC
My Commission Expires: 11/3/15

JUNE P. HOUSE
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 said County and State, the within named JUNE P. HOUSE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Davidson County, Tennessee, this 28 day of December, 2011.

NOTARY PUBLIC
My Commission Expires: March 3, 2015

DIANA C. GILFILEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
Commission Expires MAR 3, 2015

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that there is no monetary consideration for this transfer as the purpose of this instrument is to abolish a tenancy by entirety and that the actual consideration for this transfer is $0.00.

AFFIANT

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Sworn to and subscribed before me this 22 day of December 2011.

NOTARY PUBLIC
My Commission Expires: March 3, 2015

DIANA C. GILFILEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 8, on the Plan of Hill Place, as shown on plat of record in Plat Book 7900, page 913 and pages 923-932, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Ralph Edward Hutton, Jr. and wife, Linda O. Hutton by Deed from Thomas C. Scott, Trustee, of Record in Book 10084 Page 698, Register's Office for Davidson County, Tennessee.