QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 8/17/2015
(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-17-2015

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sharon M. Leinbach, Trustee	**"New Owner"**	
(NAME)	(NAME)	**83-6-228**
1613 Eastland Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **SHARON M LEINBACH** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **SHARON M LEINBACH, Trustee of the LEINBACH LIVING TRUST, dated OCTOBER 14, 1999, with a 50% undivided interest and SHARON M LEINBACH, Trustee of the LEINBACH CREDIT SHELTER TRUST dated NOVEMBER 13, 2011, with a 50% undivided interest** HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being the east 60 feet front and 58 feet rear of Lot No.1 on the unrecorded resubdivision of Lot No. 2 Martha Martin Lands, as of record in book 8, pages 441 and 442, Register's Office for said County, and described according to a survey made by T. R. Sanford, dated October 7, 1966, as follows:

Beginning at a point in the north margin of Eastland Avenue, at the corner of Lots 1 and 2; on the unrecorded subdivision, said point being 108 feet west of Benson Avenue; thence northerly with the line between said lots 245 feet to the south margin of an alley, which point is 110 feet west of Benson Avenue; thence with said alley, west 58 feet to a point; thence south 245 feet more or less to a point in the north margin of Eastland Avenue; thence with said Avenue, east 60 feet to the point of beginning.

Being the same property conveyed to Conwell Leinbach and wife, Sharon Leinbach by Warranty Deed from Nick Bradley and wife, Jeri S. Bradley as of record in Instrument No. 20030916-0136301, Register's Office for Davidson County, Tennessee.

****The said Conwell Leinbach died on November 12, 2011.****

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

This is
( ) unimproved
(X) improved
property known as 1613 Eastland Ave., Nashville, TN 37206
(House Number) (Street) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20120007093 DEEDQC
Recvd: 01/30/12 14:40 2 pgs
Fees:12.00 Taxes:0.00
20120130-0008431

Witness my/our hand (s) this the **26th** day of **January, 2012.**

Sharon Leinbach

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sharon Leinbach**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of January, 2012.

Notary Public

My Commission Expires: 8-17-2015

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-17-2015

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212