BILL GARRETT, Davidson County
Trans:T20120012135 DEEDQC
Recvd: 02/17/12 15:15 2 pgs
Fees:12.00 Taxes:0.00
20120217-0014286

This instrument prepared by
Bone McAllester Norton PLLC (RDP)
511 Union Street, Suite 1600
Nashville, Tennessee 37219

QUITCLAIM DEED

Address of New Owner:	Map-Parcel Number:	Send Tax Bills To:
Janis Ian **4501 Granny White Pike** **Nashville, TN 37204**	**131-08-0-007.00**	**Same**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Patricia Louise Snyder, Trustee of the Revenge Trust u/a/d July 17, 1995**, (the "Grantor") has bargained and sold, and by these presents transfers, releases, relinquishes, quitclaims and conveys unto **Janis Ian**, an individual resident of the State of Tennessee, (the "Grantee"), and her successors and assigns, all of Grantor's right, title and interest in and to certain land situated within Davidson County, Tennessee, and being more particularly described as follows:

LAND in Davidson County, Tennessee, being northerly part of Lot No. 10, northeasterly corner of Lot No. 15 and that part of an alley lying between said lots, Map of Belmont Park Subdivision of record in Book 421, page 118 and 119, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the center line of the intersection of Glendale Lane, formerly Lone Oak Road or Drive and Granny White Pike, being the northeast corner of Lot No. 10; thence with the center line of Glendale Lane, formerly Lone Oak Road or Drive south 77 degrees west 330 feet to a point opposite a post 20 feet westerly of the common corner of Lot Nos. 10 and 15; thence leaving said Glendale Lane, formerly Lone Oak Road or Drive South 16 degrees east 200 feet to a point in a fence line; thence with said fence line north 76-3/4 degrees east 264 feet to the center line of the Granny White Pike; thence with the margin of same northerly 54 feet 6 inches, to a point, the beginning of a curve; thence northwesterly with the center line of said Pike 155 feet to the point of beginning, containing 1.36 acres.

BEING the same property conveyed to Patricia Louise Snyder, Trustee of the Revenge Trust, by Quitclaim Deed from Janis Ian, of record in Book 9763, page 479, Register's Office for Davidson County, Tennessee.

This is improved property known as 4501 Granny White Pike, Nashville, Davidson County, Tennessee 37204.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect said property. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This instrument was prepared from information supplied by the parties. No title examination, survey or settlement has been performed or examined by the preparer, and the preparer shall not be responsible for any matter that could have been resolved by same.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed this 17th day of February 2012.

Patricia Louise Snyder, Trustee of the Revenge Trust u/a/d July 17, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforementioned, personally appeared Patricia Louise Snyder, as Trustee of the Revenge Trust u/a/d July 17, 1995, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, being authorized so to do, and who upon oath, acknowledged the execution of same to be her free act and deed.

Witness my hand and seal, at office, this 17th day of February 2012.

NOTARY PUBLIC

ROBERT D. PINSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: March 3, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of this transfer is $-0-.

Affiant

Subscribed and sworn to before me,
this 17th day of February, 2012.

NOTARY PUBLIC

ROBERT D. PINSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: March 3, 2014