BILL GARRETT, Davidson County
Trans:T20120012137 DEEDQC
Recvd: 02/17/12 15:17 3 pgs
Fees:17.00 Taxes:0.00
20120217-0014288

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 and Patricia Louise Snyder 2401 White Avenue Nashville, TN 37204	**105-14-0-261.00**	**Same**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantees, 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, and Patricia Louise Snyder, individually** (the "Grantors") have bargained and sold, and by these presents transfer, release, relinquish, quitclaim and convey unto **Janis Ian and Patricia Louise Snyder, as joint tenants with rights of survivorship** (the "Grantees"), and their assigns, all of the Grantors' 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 Lot No. 88 on the map of George I. Waddey's Subdivision of Westwood of record in Book 332, page 99 Register's Office for said County.

Said Lot No. 88 fronts 50 feet on the westerly margin of 6th Avenue South (now White Avenue) and extends back between parallel lines 165 feet to an alley.

Being the same property conveyed to Revenge Trust by Warranty Deed from Andrew Hannibal Yamhure and wife, Paula C. Yamhure, dated August 28, 2008 and recorded on September 2, 2008, of record in Doc. No. 20080902-0089530 Register's Office for Davidson County, Tennessee. By Affidavit of Scrivener's Error of record in Doc. No. 20090312-0022458, said Register's Office, title to the property was corrected to vest the property in Patricia Louise Snyder, Trustee of Revenge Trust u/a/d July 17, 1995.

Furthermore being the same property conveyed to Patricia Louise Snyder, individually, by Quitclaim Deed from Patricia Louise Snyder, Trustee of the Revenge Trust u/a/d July 17, 1995, of record as Instrument No. 20100817-0065007, Register's Office for Davidson County, Tennessee.

This is improved property known as 2401 White Avenue, 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, Grantors have 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

Patricia Louise Snyder, individually

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)

Before me, the undersigned, a Notary Public of the state and county aforementioned, personally appeared Patricia Louise Snyder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, who executed the foregoing instrument for the purpose therein.

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

My Commission Expires: March 3, 2014

ROBERT D. PINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY