BILL GARRETT, Davidson County
Trans:T20120015057 DEEDQC
Recvd: 03/01/12 10:21 2 pgs
Fees:13.00 Taxes:721.50
20120301-0017921

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*
W & I Ref: (cwi)
From information furnished by the parties without benefit of title examination
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Robert Phillips Turner, Jr., Trustee 4015 Hillsboro Circle Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 131010A15400CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good or valuable consideration, the receipt of which is hereby acknowledged, and in order to create a tenancy in common, the undersigned **Sara Gwyn Turner Tilley** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer, quitclaim and convey unto **Phillips Turner, Jr., Trustee of The Phillips Turner, Jr. Living Trust, established by the Revocable Trust Agreement of Phillips Turner, Jr., dated March 14, 2008, as amended from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary,** hereinafter called the **Grantee**, Grantee's heirs and assigns, Grantor's right, title and interest, if any, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Those certain premises comprising a portion of Legend Hall, having been established as a Horizontal Property Regime by Master Deed and By-Laws dated the 18th day of July 1975, of record in Book 4934, page 15, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Unit No. 4118 in Legend Hall, a Horizontal Property Regime, located at 4118 Legend Hall Drive in Nashville, Davidson County, Tennessee, as shown on the plat of Legend Hall, recorded in Book 4860, page 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Together with the undivided interest in common elements declared in the Master Deed and By-Laws appurtenant to such unit.

Being the same property conveyed to Betty Gregory Turner by Warranty Deed from Sandy M. Moore, Jr. and James E. Patterson dated June 7, 1977 and recorded in Book 5204, page 304, Register's Office for Davidson County, Tennessee. Betty Gregory Turner has since died, widowed and testate. By Last Will and Testament of record in the Seventh Circuit Court of

Davidson, County, Tennessee, Probate Division, Docket No. 11P-459, Betty Gregory Turner devised the property to her children, Robert Phillips Turner, Jr. and Sara Gwyn Turner Tilley.

This property was never used as Grantor's residence.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This is improved property known as: 4118 Legend Hall Drive, Nashville, TN 37215

WITNESS THE EXECUTION HEREOF on March 1, 2012.

Sara Gwyn Turner Tilley

Sara Gwyn Turner Tilley

State of Tennessee
County of Davidson

On March 1, 2012, before me the undersigned authority, personally appeared **Sara Gwyn Turner Tilley** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9/8/13

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $ 195,000.00

Affiant

Sworn and subscribed before me on March 1, 2012.

Notary Public

My Commission Expires: 9/8/13

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Wldoc: QC Deed QDoc