THIS INSTRUMENT WAS PREPARED BY:
Brenda Rhoton Clark, Attorney
1230 Second Avenue South
Nashville, Tennessee 37210
615-244-2445

BILL GARRETT, Davidson County
Trans:T20120020836 DEEDQC
Recvd: 03/22/12 13:33 2 pgs
Fees:13.00 Taxes:74.00

20120322-0024440

State of Texas
County of Orange
The actual consideration for this transfer is $20,000.00.

Lou Ann Wilson
Affiant

Subscribed and sworn to before me on this the 16 day of Feb, 2012

Jessica Rae LeBeouf
Notary Public My Commission Expires: 11-22-2014

JESSICA RAE LEBEOUF
Notary Public, State of Texas
My Commission Expires
November 22, 2014

QUITCLAIM DEED

Address New Owner(s) As Follows:
Lisa Tripp, Trustee
Tripp Family Living Trust
6326 Owens Chapel Road
Springfield, TN 37172

Send Tax Bills To:
Lisa Tripp, Trustee
Tripp Family Living Trust
6326 Owens Chapel Road
Springfield, TN 37172

Map Parcel Numbers:
07216003000

For good and valuable consideration received, **Lou Ann Wilson, unmarried**, by these presents does transfer and convey unto the Grantee, **Lisa Tripp, as Trustee of the Tripp Family Trust for the benefit of the minor children, Savannah Tripp (eighteen years of age at the date of the execution of this instrument and having a birth date of August 2, 1993) and Joshua Tripp (seventeen years of age at the date of execution of this instrument and having a birth date of September 21, 1994),** all of the right, title and interest in and to the life interest previously conveyed to her in that certain tract or parcel of land in Davidson County, Tennessee, by Instrument Number 20110314-0020034, Register's Office for Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Burchwood Gardens, Section II, as of record in Book 2900, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Helen S. Parsons by deed from Joseph F. Catignani, Jr. and wife, Denise D. Catignani filed for record in Book 11424, page 370, Register's Office for Davidson County, Tennessee. Said Helen S. Parsons having since died testate. Current Source of Title * 20110314-002-0034

This conveyance is subject to Existing easements and restrictions as shown of record.

This is improved property known as 1917 Berkshire Drive, Nashville, TN 37216.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs and assigns forever. And the Grantor covenants with the Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as Executrix of the Estate of Helen Parsons its heirs and assigns, to warrant and forever defend the title to said land to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

g.o.j.

Witness my hand this 16 day of February, 2012.

Lou Ann Wilson
LOU ANN WILSON

STATE OF TEXAS
COUNTY OF ORANGE

On this 16 day of February, 2012, before me personally appeared, LOU ANN WILSON to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 16 day of February, 2012.

My commission expires: 11/22/2014

Jessica Rae LeBeouf
Notary Public

