PREPARED BY:
Denton & Keuler, LLP
Robert W. Goff
555 Jefferson Street, Suite 300
P.O. Box 929
Paducah, Kentucky 42002-0929

BILL GARRETT, Davidson County
Trans:T20120021325 DEEDQC
Recvd: 03/23/12 13:38 2 pgs
Fees:12.00 Taxes:0.00
20120323-0025002

QUITCLAIM DEED

THIS DEED made and entered into this the 13th day of March, 2012, by and between HELEN B. SIMS (a/k/a Helen Sims), single of 1214 Beresford Way, Paducah, Kentucky 42001, party of the first part, hereinafter called Grantor, and HELEN B. SIMS, AS TRUSTEE, OR HER SUCCESSORS IN TRUST OF THE HELEN B. SIMS REVOCABLE TRUST DATED NOVEMBER 4, 2011, party of the second part, hereinafter called Grantee;

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of $1.00, cash in hand paid by the Grantee to the Grantor, the receipt of which is hereby acknowledged, said party of the first part does hereby transfer, convey, and quitclaim unto said party of the second part, her successors and assigns forever, together with all the improvements, appurtenances and rights thereunto belonging, all its right, title and interest in and to the following described real estate, situated and being in Davidson County, State of Tennessee, to wit:

Property address: 413 Van Buren Street#103, Nashville, Tennessee 37208
Map and Parcel No. 082090T01500CO

LAND IN DAVIDSON COUNTY, TENNESSEEE, BEING UNIT 15, GERMANTOWN STATION CONDOMINIUM, AS SHOWN ON EXHIBIT B TO DECLARATION OF RECORD IN INSTRUCMENT NO. 20100804-0061209, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20100804-0061209; EASEMENT IN INSTRUMENT NO. 20070919-0111969; AGREEMENT OF RECORD IN INSTRUMENT NO. 200709-0112010 AND 20100621-0047868, QCD IN INSTRUMENT NO. 20100722-057467 AND 20100722-0057468, AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO HELEN SIMS BY DEED DATED NOVEMBER 29, 2010, OF RECORD IN INSTRUMENT 20101208-0097718 IN THE DAVIDSON COUNTY REGISTER'S OFFICE.

ABOVE DESCRIPTION COPIED FROM A PRIOR INSTRUMENT OF RECORD.

WITNESS the signature of the Grantor the day and year first above written.

HELEN B. SIMS (a/k/a Helen Sims)

STATE OF KENTUCKY)

COUNTY OF MCCRACKEN)

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Helen B. Sims (a/k/a Helen Sims), with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of March, 2012.

NOTARY PUBLIC, STATE AT LARGE

My Commission Expires 4-5-2014.

Property Owner & Address: Ms. Helen B. Sims
Mail Tax Bills To: 1214 Beresford Way
Paducah, KY 42001

STATE OF KENTUCKY)

COUNTY OF MCCRACKEN)

The undersigned, hereby swears and affirms, under penalty of perjury, that the actual consideration for this transfer is $0.

HELEN B. SIMS

SUBSCRIBED AND SWORN TO before me this 13th day of March, 2012.

NOTARY PUBLIC, STATE AT LARGE

My Commission Expires 4-5-2014

THIS INSTRUMENT WAS PREPARED BY THE UNDERSIGNED WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND BASED UPON INFORMATION SUPPLIED BY THE GRANTOR. THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

After Recording Return to: Denton & Keuler, LLP
P.O. Box 929
Paducah, KY 42002-0929

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