This Instrument Prepared By:
Sherrard & Roe PLC (MGK)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Davidson County DEEDQC
Recvd: 03/28/12 11:07 6 pgs
Fees:32.00 Taxes:0.00
20120328-0026391

QUITCLAIM DEED

Address New Owners:
Elias Lake Tolbert
210 Boxmere Place
Nashville, TN 37215

Send Tax Bills To:
same

Map/Parcel Number:
Map 131-06-0-E-210.00 CO

WHEREAS, Varina Scudder Tolbert (the "Decedent") died on November 10, 2010, and Decedent's Last Will and Testament, dated May 21, 1999, was admitted to probate on November 18, 2010, as File No. 10P-1731 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (the "Will"); and

WHEREAS, the Varina Scudder Tolbert Family Trust (the "Trust") was created pursuant to the terms of the Decedent's Will; and

WHEREAS, pursuant to the terms of the Decedent's Will and that certain Distribution and Termination Agreement dated February 29, 2012, the Co-Trustees of the Trust are Elias Lake Tolbert, Elizabeth Lake Tolbert Eakin, and Phillip Mabry Tolbert (the "Co-Trustees"); and

WHEREAS, the Co-Trustees desire to convey all of the Co-Trustees' right, title and interest in and to certain real property located in Davidson County, Tennessee to Elias Lake Tolbert, in accordance with the terms of the Trust and the Distribution and Termination Agreement dated February 29, 2012.

NOW THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the undersigned, Elias Lake Tolbert, Elizabeth Lake Tolbert Eakin, and Phillip Mabry Tolbert, Co-Trustees of the Varina Scudder Tolbert Family Trust, (hereinafter referred to as the "Grantors"), do hereby quitclaim, transfer and convey all of the Trust's right, title and interest in and to certain real property located in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference (the "Property"), to Elias Lake Tolbert (the "Grantee"), in fee simple.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

This is improved property known as 210 Boxmere Place, Nashville, TN 37215.

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 14TH day of March, 2012.

VARINA SCUDDER TOLBERT FAMILY TRUST

BY: Elias Lake Tolbert
Elias Lake Tolbert, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, in and for the County and State aforesaid, personally appeared Elias Lake Tolbert, Grantor, who upon oath acknowledged that he is the Co-Trustee of the Varina Scudder Tolbert Family Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 14TH day of MARCH, 2012.

Katherine M Ross
Notary Public

My Commission Expires: November 3, 2015

KATHERINE M. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VARINA SCUDDER TOLBERT FAMILY TRUST

BY: Elizabeth Lake T. Eakin
Elizabeth Lake Tolbert Eakin, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Elizabeth Lake Tolbert Eakin, Grantor, who upon oath acknowledged that she is the Co-Trustee of the Varina Scudder Tolbert Family Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS, my hand and seal at office in Nashville, Tennessee, this 14th day of March, 2012.

Patti Rocha
Notary Public

My Commission Expires: 9/18/13

PATTI ROCHA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: 09/18/2013

VARINA SCUDDER TOLBERT FAMILY TRUST

BY: _____
Phillip Mabry Tolbert, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Phillip Mabry Tolbert, Grantor, who upon oath acknowledged that he is the Co-Trustee of the Varina Scudder Tolbert Family Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 14th day of March, 2012.

_____
Notary Public

KATHERINE M. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: November 3, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is zero dollars ($0.00)

_____
Affiant

Subscribed and sworn to before me this 23rd day of March, 2012.

_____
Notary Public

My Commission Expires: 9/8/2013

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Beverly Sebastian
My Commission Expires
September 8, 2013
STATE OF TENNESSEE

572320.1 09060-001

EXHIBIT A

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 210 on the plan of Burton Hills, Villages of Boxmere, Phase I, a horizontal property regime as established by the Exhibit "B" to the Master Deed of record in Book 6666, Page 749, Register's Office for said County, which Master Deed and record thereof are incorporated herein and made a part thereof by reference.

Being the same property conveyed to Elias Lake Tolbert, Elizabeth Lake Tolbert Eakin, and Phillip Mabry Tolbert, Co-Trustees of the Varina Tolbert Family Trust, by deed from Elias Lake Tolbert, Executor, of the Estate of Varina Scudder Tolbert of record in Instrument No. 20120328-0026383, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Michel G. Kaplan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michel G. Kaplan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Michel G. Kaplan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 23rd day of March, 2012.

Notary Public

My Commission Expires: 9/8/2013

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Beverly Sebastian
My Commission Expires
September 8, 2013
STATE OF TENNESSEE