This Instrument Prepared By:
Law Office of Matt Potempa, PLLC
222 Second Ave N., Suite 360M
Nashville, TN 37201

BILL GARRETT, Davidson County
Trans:T20120022866 DEEDQC
Recvd: 03/29/12 12:36 2 pgs
Fees:12.00 Taxes:0.00
20120329-0026765

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars and 00/100 ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Sandra T. Nixon, Trustee of the Dorothy C. Tate Living Trust Agreement,** hereinafter called Grantor, have bargained and sold and by these presents do hereby quitclaim and convey to the **Dorothy C. Tate,** all of my rights, title, life estate and interest in and to the following described tract of land to wit.

BEING Lot No. 48 on the Map of McMurray Hills, of record in Book 3700, page 5, Register's Office for Davidson County, Tennessee.

SAID Lot No. 48 fronts 81.9 feet on the southerly side of Ashley Drive and extends back 150 feet on each side to a line on the rear, on which it measures 69.4 feet thereon.

BEING the same property conveyed to the Dorothy C. Tate Living Trust Agreement from Dorothy C. Tate, by Quitclaim Deed, September 29, 2010, of record in Instrument No. 201009290077493, in Register's Office of Davidson County.

This improved property is known as **5015 Ashley Dr., Nashville, TN 37211.**

This Instrument was prepared by information provided by the Grantor. No new title search was done.

This instrument is subject to any and all existing restrictions, easements, and building setback lines of record.

The above reference property is the primary residence of the Grantor.

WITNESS my hand and seal on this 27th day of March, 2012.

Sandra T. Nixon, Trustee

Sandra T. Nixon, Trustee
Dorothy C. Tate Living Trust Agreement

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Sandra T. Nixon, Trustee of Dorothy C. Tate Living Trust Agreement,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the bargainor, who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 27th day of March, 2012.

JODY L. BLAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires 8/13/12

Jody L Blair
Notary Public

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value, whichever is greater, for this transfer is $-0-, which is paid for the property herein conveyed.

Sandra T. Nixon
Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 27th day of March, 2012.

JODY L. BLAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires 8/13/12

Jody L Blair
Notary Public

NAME AND ADDRESS OF NEW OWNER	**SEND PROPERTY TAX STATEMENT TO:**	**MAP & PARCEL NO.**
Dorothy C. Tate 5015 Ashley Dr. Nashville, TN 37211	Sandra T. Nixon 5104 Meta Court Nashville, TN 37211	Map 161-2 Parcel 77