THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
201 Walton Ferry Road
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owner(s)	**Send Tax Bills To**	**Parcel Id.**
Kaaren F. Andrews 1024 A. Mitchell Road Nashville, Tennessee 37206	Same	083 08 0 196.00

Trustee's Quitclaim Deed

Kaaren F. Andrews, Trustee under Trust Agreement of Mary Jane Frazier dated July 25, 2011, Grantor, quitclaims to Kaaren F. Andrews, Grantee, all of her right, title and interest as Trustee in and to the described real estate, located in Davidson County, Tennessee, and more particularly described as follows:

BEING Lot No. 77 on the Plan of Rosewood Heights, Section III, as of record in Book 2133, Page 61, Register's Office for said County.
Said Lot No. 77 fronts 69 feet on the northeasterly side of Mitchell Road and runs back between lines, 299.4 feet on the northwesterly line and 282.5 feet on the southeasterly line to a dead line in the rear on which it measures 113 feet.

Being the same property conveyed to Kaaren F. Andrews, Trustee under Trust Agreement of Mary Jane Frazier dated July 25, 2011, by deed from Jane C. Frazier, of record in Instrument # 20110729-0058298, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 2156, Page 140, Register's Office for Davidson County, Tennessee, and the plan of record in Book 2133, Page 61, which shows an Owner's Certificate, a 35-foot set-back line from Mitchell Road, a 10-foot easement along the northeasterly rear line of the lot for public utilities, and an anchor easement 2 ½ x 20 feet fronting 2 ½ on Mitchell Road at the northerly front corner of the lot.

BILL GARRETT, Davidson County
Trans:T20120025819 DEEDQC
Recvd: 04/09/12 16:01 2 pgs
Fees:12.00 Taxes:0.00
20120409-0030331

Signed on April 5, 2012.

Kaaren F Andrews

Kaaren F. Andrews, Trustee and Grantor

State of Tennessee
County of Sumner

Before me appeared Kaaren F. Andrews, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee under Trust Agreement of Mary Jane Frazier dated July 25, 2011, executed the foregoing instrument for the purpose therein contained, by signing her name as Trustee.

Subscribed and sworn to before me on April 5, 2012.

April R McMahan

Notary Public
My commission expires: 6-18-2013

APRIL R. McMAHAN
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY

State of Tennessee
County of Sumner

The actual consideration or value whichever is greater, for this transfer is $ 0 . Subscribed and sworn to before me on April 5, 2012.

Kaaren F Andrews

Kaaren F. Andrews, Affiant

Notary Public
My commission expires: 6·18·2013

APRIL R. McMAHAN
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY