THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND BARRY R. JARVIS, JR. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED OR MEDICAID RELATED COUNSEL.

QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
VICKI ELLIOTT, Trustee 3115 Morgan Rd Joelton, TN 37080	New owner	014 00 0 091.00

BILL GARRETT, Davidson County
Trans:T20120078206 DEEDQC
Recvd: 10/15/12 14:13 2 pgs
Fees:12.00 Taxes:0.00
20121015-0094322

THIS INSTRUMENT PREPARED BY:

Barry R. Jarvis, Jr.
Attorney
White House, TN 37188

RETURN TO:

Vicki Elliott
3115 Morgan Rd
Joelton, TN 37080

STATE OF TENNESSEE

COUNTY OF Sumner }

The actual consideration or value, whichever is greater, for this transfer is $ ___0__.

Vicki Elliott
Affiant

Subscribed and sworn to before me, this the 16th day of Sept, 2012.

Notary Public

THERESE CASLER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My commission expires: 9-22-2014

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, DOROTHY I. JAKES, sole surviving Trustee of THE LEONARD W. JAKES AND/OR DOROTHY I. A. JAKES REVOCABLE LIVING TRUST" hereinafter named "Grantor", hereby quitclaims and conveys unto VICKI LYNN JAKES ELLIOTT, the TRUSTEE OF THE DOROTHY I. A. JAKES FAMILY TRUST DATED August 22, 2012, 2012, or its successors in trust, "Grantee", and any amendments thereto, the following described real property in Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the northerly margin of Clarksville Highway, US 41-A, Tennessee 112, 670.0 feet in an easterly direction from the northeast corner of Clarksville Highway and Douglas Road, thence north 6 degrees East 715.0 feet to an iron pin, thence south 79 degrees East 183.0 feet to an iron pin, thence south 6 degrees West 715.0 feet to a point in the northerly margin of Clarksville Highway, north 79 degrees 00' west 183 feet to the point of beginning and containing 3.0 acres, more or less.

The above described property is conveyed subject to the following restrictions and covenants:

1) Residence constructed on said property must have at least 1200 square feet of livable floor area on the main floor with a modern indoor bath and if constructed with an attached garage the entrance shall be at the end of said residence. All exterior walls shall be at least 50% brick or stone.
2) A minimum building setback line is hereby established at 250 feet from Clarksville Highway.
3) All detached buildings constructed on said property shall be painted except in cases where outside walls are brick or stone.
4) All barns shall be at least 400 feet from Clarksville Highway and at least 50 feet from said lines of said property.
5) Any and all buildings shall be completed within 9 months from the time construction begins.
6) Said property will not be permitted to be used to store old wrecked vehicles, machinery, crates, barrels, boxes, scrap metal or unsightly junk of any kind in excessive quantities.

Being the same property conveyed to Grantor by Deed from LEONARD W. JAKES and DOROTHY I. A. JAKES of record in Instrument # 20030610-0079686 Register's Office for Davidson County, Tennessee.

Subject to any legal plats, easements, restrictions, and other matters of record.

Witness my hand this 18th day of Sept. 2012.

Dorothy I A Jakes by Vicki Lynn Jakes Elliott, POA

Grantor- DOROTHY I. A. JAKES by her attorney in fact, VICKI LYNN JAKES ELLIOTT

STATE OF TENNESSEE)
COUNTY OF Sumner)

On this 18th day of Sept., 2012 before me personally appeared Vicki Lynn Jakes Elliott, ATTORNEY IN FACT UNDER A GENERAL DURABLE POWER OF ATTORNEY for DOROTHY I. A. JAKES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Dorothy I.A. Jakes acknowledged the same as the free act and deed of Dorothy I.A. Jakes.

Witness my hand at office this 18th day of Sept, 2012

Notary Public

THERESE CASLER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires 9-22-2014