BILL GARRETT, Davidson County
Trans:T20120097212 DEEDQC
Recvd: 12/19/12 15:52 3 pgs
Fees:17.00 Taxes:0.00

20121219-0117148

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Prepared by Ellen F. Bridge (3)
All Star Title, Inc.
6225 Smith Avenue
Suite 202
Baltimore, MD 21209
Telephone: 410-580-0666 Fax: 410-580-0600
File No. AST-12-7265CCS
Map# 135-08-0-B-003.00-CO

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QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **DAVID A. SPRINGS, JR.**, hereinafter referred to as "Grantor", does hereby bargain, sell, remise, release, quit claim and convey unto **THE DAVID A. SPRINGS, JR. REVOCABLE LIVING TRUST DATED MAY 24, 2011, DAVID A. SPRINGS, JR., TRUSTEE or his successors in trust and any amendments thereto**, hereinafter "Grantee", the following real estate, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

All that certain lot or parcel of land situate in the **County of Davidson**, State of Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit #104, on the Plan of Lake Ridge Village, a Horizontal Property Regime with Private Elements, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge Village, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20040210-0016203, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

BEING the same property conveyed to DAVID A. SPRINGS, JR. from THE DAVID A. SPRINGS, JR. REVOCABLE LIVING TRUST DATED MAY 24, 2011 by Deed dated 11-9-12 and recorded immediately prior hereto, as Instrument # 20121219-0117146

THE IMPROVEMENT THEREON BEING COMMONLY KNOWN AS 3030 NED SHELTON ROAD 104, NASHVILLE, TN 37217.

The Trustee of said trust to have full power to sell, mortgage, rent, lease and convey, without the purchaser lender, mortgagee or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

~~TO HAVE AND TO HOLD~~ same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging. We do hereby warrant the title herein conveyed against the lawful claims of all persons claiming the same by, through or under us, but not further or otherwise.

WITNESS Grantor's hand this 9 day of November, 2012.

_____
Witness

_____ {SEAL}
DAVID A. SPRINGS, JR.

_____
Witness

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 9 day of November, 2012, before me, the undersigned officer duly commissioned and qualified, personally appeared DAVID A. SPRINGS, JR., known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as his free act and deed.

_____
Notary Public

My Commission expires: _____

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov. 4, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 10.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: David A. Springs JR

Subscribed and sworn to before me this 9 day of November, 2012.

Notary Public
My Commission expires: _____

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov. 4, 2013

NEW OWNER!
Person or Agency responsible for taxes:
DAVID A. SPRINGS JR
3030 NED SHELTON RD #104
NASHVILLE, TN 37217