Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information
supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Lori Williams Nixon, Trustee
2012 Williams Family Irrevocable
Trust Agreement FBO Lori Williams Nixon
4706 Leland Lane
Nashville, TN 37220

Send Tax Bills To:
Same

Map and Parcel No.
Map 105 15
Parcel 33.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Lester Williams, Jr. and wife, Linda A. Williams**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Lori Williams Nixon, Trustee, 2012 Williams Family Irrevocable Trust Agreement FBO Lori Williams Nixon dated December 21, 2012** ("Grantee"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Map of Cumberland Park Subdivision, a plan of which is of record in Book 1424, page 15, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to **Lester Williams, Jr. and wife, Linda A. Williams**, by Warranty Deed from **Ivey Enterprises, Inc.**, dated May 13, 1977, of record in Book 5148, Page 240, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the Plan of record in Book 1424, page 15, said Register's Office, which shows an owner's certificate, certain setback lines and easements, and certain easement modifications made to recorded plan as set out in Book 1560, page 621, Register's Office for Davidson County, Tennessee.

This is improved property known as **2148 Bransford Avenue, Nashville, Tennessee**.

(Description from prior deed of record).

BILL GARRETT, Davidson County
Trans:T20120098232 DEEDQC
Recvd: 12/26/12 09:28 3 pgs
Fees:17.00 Taxes:0.00
20121226-0118400

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 21st day of December, 2012.

Lester Williams, Jr.

Linda A Williams

Linda A. Williams

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 **Lester Williams, Jr.**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of December, 2012.

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
11/18/2015

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 **Linda A. Williams**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of December, 2012.

Notary Public

My Commission Expires:
11/18/2015

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 21st day of December, 2012.

Notary Public

My Commission Expires:
11/18/2015

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY