BILL GARRETT, Davidson County
Trans:T20120098660 DEEDQC
Recvd: 12/26/12 15:34 4 pgs
Fees:22.00 Taxes:0.00
20121226-0118917

THIS INSTRUMENT PREPARED BY: **JEFFREY MOBLEY, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is NONE. Carl A. Grote, III, Affiant Subscribed and sworn to before me this 24th day of December, 2012. Notary Public My Commission Expires: MY COMMISSION EXPIRES: March 3, 2015

Address new owner as follows:

Carl A. Grote, III
108 Clarendon Avenue
Nashville, Tennessee 37205

Send Tax Bills to:

SAME

Map-Parcel Numbers:

Map 116-10-0
Parcel 10.00

QUITCLAIM DEED

For and in consideration of love and affection as a gift, Leslie M. Grote, Trustee of the Leslie M. Grote Living Trust dated January 9, 2009 (the "Grantor") hereby remises, releases and quitclaims unto Carl A. Grote, III (the "Grantee"), and to the Grantee's heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 24th day of December, 2012.

Leslie M Grote

Leslie M. Grote, Trustee

The Leslie M. Grote Living Trust
dated January 9, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leslie M. Grote, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office this 24th day of December, 2012.

JEFFREY MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES: March 3, 2015

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

TRACT 1:
Being all of Lot 13 on the Plan of Deerfield, a Subdivision of part of the Home Place of Johnson Bransford and wife, Anna Mary Bransford, as of record in Book 547, pages 191 and 192, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the westerly portion of Lot 12 on said Plan of Deerfield; said portion of Lot 12 adjoins said Lot 13 on the east and fronts five (5) feet on the north side of Clarendon Avenue and extends back in a northerly direction between lines 245.5 feet, more or less, to the rear line of Lot 6 of said Plan, measuring three (3) feet on said rear line.

TRACT 2:
Being part of Lot 12 on the Plan of Deerfield, a subdivision of pan of the Home Place of Johnson Bransford and wife, Anna Mary Bransford, of record in Book 547, pages 191 and 192, Register's Office for said County.

Said part of Lot 12 begins at a point in the northerly margin of Clarendon Avenue, 5 feet east of the common corner of Lots 12 and 13 in said Plan; running thence easterly along the northerly margin of Clarendon Avenue 20 feet to a point, which point is 90 feet west of the common corner of Lots 11 and 12 in said Plan; thence northerly 236 feet, more or less, to a point in the rear line of Lot 12, which point is 77 feet west of the common corner of Lots 11 and 12 in said Plan; thence westerly along the rear line of said Lot 12. 20 feet to a point, which point is 3 feet east of the northwest corner of said Lot 12; thence southerly 245.5 feet more or less, to the point of beginning.

TRACT 3:
Being part of Lot 12 on the Plan of Deerfield, a Subdivision of part of the Home Place of Johnson Bransford and wife, Anna Mary Bransford, of record in Book 547, pages 191 and 192, Register's Office for said County.

Said part of Lot 12 begins on the easterly side of Clarendon Avenue at a point 190 feet west of the easterly line of Lot 11; said point also being 25 feet east of the easterly line of Lot 13, running thence in a straight line in a northeasterly direction 241 feet more or less to a point in the rear line of Lot 12, said point being 47 feet west of the westerly line of Lot [1 and running thence with the rear line of Lot 12 in a westerly direction 30 feet to a point, said point being 23 feet east of the easterly line of Lot 13 and the northeastern corner of Tract 2; thence in a straight line in a southerly direction 241 feet more or less, to the point of beginning.

Being the same property conveyed to Leslie M. Grote, Trustee of the Leslie M. Grote Living Trust dated January 9, 2009, by deed from Leslie M. Grote of record as Instrument No. 20090115-0003796, Register's Office for Davidson County, Tennessee.

This is improved property known as 108 Clarendon Avenue, Nashville, Tennessee 37205.