

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December 2012

Notary Public

MY COMMISSION EXPIRES: 11/29/13

(AFFIX SEAL)

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY
LEHMAN TITLE & ESCROW, LLC 1646 Westgate Circle, Suite 102 Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Bryan Lewis and Hilda M. Lewis, Co-Trustees of the James A. Lewis 2012 Irrevocable Trust u/a/d December 14, 2012	NEW OWNER	105-3-26
(NAME) 4241 Pecan Valley Road	(NAME)	
(ADDRESS) Nashville, TN 37218	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

JAMES A LEWIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF GRANTOR'S RIGHT TITLE AND INSTEREST UNTO

JAMES BRYAN LEWIS AND HILDA M. LEWIS, CO-TRUSTEES OF THE JAMES A. LEWIS 2012 IRREVOCABLE TRUST U/A/D DECEMBER 14, 2012 , its successors and assigns, with full power to sell, transfer, exchange, convey and encumber, by Deed of Trust or otherwise, without the joinder by or disclosure of the beneficiaries of the trust, and without liability on the part of third persons dealing with the Trustee(s), to look to the proper disposition of the proceeds arising from such transaction

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the southerly part of Lot 7 and the northerly part of Lot 8 on the plan of W.W. Sullivan's Lots of record in Book 8, page 147, Register's Office for Davidson County, Tennessee

Said lots front together 38 feet on the east side of 4th Avenue South and extends back between parallel lines 120 feet.

Being the Same Property conveyed to James A. Lewis by Quitlciam deed from Hilda M. Lewis of record in Instrument No. 20121231018X0569 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

BILL GARRETT, Davidson County
Trans:T20120099915 DEEDQC
Recvd: 12/31/12 10:27 2 pgs
Fees:12.00 Taxes:0.00

20121231-0120570

unimproved
This is improved X property, known as 1124 4th Avenue South, Nashville, TN 37210

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness this 31st day of December 2012.

James A. Lewis

STATE OF TENNESSEE:
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said State and County, James A. Lewis, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument and acknowledged that they executed the within instrument for the purposes therein contained as their own free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 31st day of December 2012.

Commission expires:
11/24/13

Notary Public

J. TRENT LEHMAN
NOTARY PUBLIC
AT
LARGE
WILLIAMSON COUNTY, TENNESSEE