QUIT CLAIM DEED

Prepared By John G. Doak, Sr., Attorney, 2525-A Lebanon Pike Nashville TN., 37214-2414
BPR No. 002343 – From Unverified Information Supplied By Grantor and Grantees

Address of New Owners | Map & Parcel

Arthur I. Ebbets (a single person) and Schuyler Ebbets, (a single Person) (as JTWROS) Map131-8 Par 100
4307 Dale Ave — Send Tax Bills to Arthur I Ebbets @ 4307 Dale Ave
Nashville TN 37204 — Nashville TN 37204

State of Tennessee

The actual consideration or value, whichever is greater, is ~~$206,700.00~~ (Gift)

Affiant

SWORN to and subscribed before me on this18th day of December 2012.

Notary Public

Commission Expiration: 11/15/2016.

JOHN G. DOAK NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

The undersigned **Grantor, Arthur I. Ebbets**, as the Trustor, Trustee, and Beneficiary of an Intervivos Revocable Trust Established by him and for himself, on July 30th 1998; as Trustor and "Party of the First Part"; named in the Arthur I. Ebbets Trust; and, having full power so to do, and being therein so authorized to do, hereby concurrently: revoke(s) the said Arthur I. Ebbets Trust and, as the Trustee named therein with full power to transfer and/or convey, and being the sole beneficiary of said Trust (during his lifetime), quitclaims and conveys, all right title and interest the Arthur I Ebbets Trust has/had in the premises; and likewise as Life Tenant of the life estate that he, Arthur I. Ebbets, personally reserved for himself in the Quitclaim Deed of record in Book 11081 at page 826 RODC) said Grantor quitclaims and conveys said life estate in and to the hereinafter described real property, all unto, the **Grantees herein, Arthur I. Ebbets, single and Schuyler Ebbets, single, as Joint Tenants with Right of Survivorship.**

Land in Davidson County Tennessee, Being lot 7 on the Plan of Haynes Estates, Section I, as of record in Book 3700 page 127, Register's Office for Davidson County.

Said Lot 7 fronts 74.5 Ft on the southerly side of Kings Lane and runs back between lines, 302.58 ft on the easterly line and 342.82 ft on the westerly line, to a broken line in the rear, measuring 85.20 ft. thereon; and,

Being part of the same real property heretofore conveyed by Arthur I. Ebbets, party of the First Part, to Arthur I. Ebbets, Trustee of the Arthur I. Ebbets Trust, (an Intervivos Revocable Trust) by Quitclaim Deed of record in Book 11081 Page 826 RODC. (Note: the Grantor therein also reserved unto himself a life estate in the Premises (which accounts for the underlined Being Part of, (above).

This is improved real property known as 4307 Dale Ave, Nashville, TN 37204

The purposes of this Instrument are to Revoke the Revocable Intervivos Arthur I. Ebbets Trust and to Revoke the Life Estate Arthur I. Ebbets reserved in Bk 11081 page 826 and to convey 4307 Dale Ave. Nashville TN 37204 (The Premises described above) to **Arthur I. Ebbets and Schuyler Ebbets, as Joint Tenants With Right of Survivorship.**

IN WITNESS WHEREOF: Grantor, Arthur I Ebbets, as Trustee of the Arthur I Ebbets Trust, and Arthur I. Ebbets as the "Party of the First Part" (referred to in the quitclaim deed of record in Book 11081 Page 826 RODC) and; as the owner of the Life estate that Arthur I Ebbets reserved for/to himself in the quitclaim deed of record in Book 11081 page 826 RODC, hereby sets his hand, on 12/18/2012.

BILL GARRETT, Davidson County
Trans:T20130001363 DEEDQC
Recvd: 01/07/13 08:29 2 pgs
Fees:12.00 Taxes:0.00

20130107-0001566

Grantor/Trustor/Trustee/Party of the First Part/ Life Tenant

State of Tennessee

Personally appeared before me, John G. Doak, Sr, a Notary Pubic, in and for Tennessee, the within named Arthur I. Ebbets, Grantor, Trusto/Trustee of the Arthur I Ebbets Trust, Party of the First Part, Beneficiary of the Trust, and Owner of the Life estate he reserved to himself (i.e., to Arthur I. Ebbets) in the Quitclaim deed of record in Book 11081, Page 826 RODC; and after presenting proof of identification, swore to and subscribed the within instrument and acknowledged that he, Arthur I. Ebbets having the power and being so authorized to do had executed the within instrument for the purposes described therein and as his own free act and deed.

WITNESS my hand and official stamp at Nashville, Davidson County, Tennessee., on 12/18/2012

John G. Doak Sr
Notary Public

Commission Expiration 11/15/2016

