BILL GARRETT, Davidson County
Trans:T20130002454 DEEDQC
Recvd: 01/09/13 14:39 3 pgs
Fees:17.00 Taxes:0.00

20130109-0002987

THIS INSTRUMENT PREPARED BY:

Bryan Howard
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

CYNTHIA L. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-18-2016

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration for this transfer is $0.

Bryan Howard
Affiant

Subscribed and sworn to before me, this 31st day of December, 2012.

Cynthia L. Collins
Notary Public

My Commission Expires:
October 18, 2016

Address of new owner:

John N. Galloway, Trustee
101 Kennett Road
Old Hickory, TN 37138

Send Tax Bills to:

SAME

Map-Parcel Number:

Map-Parcel: 54-10-5

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, JOHN N. GALLOWAY (hereinafter referred to as the "Grantor"), for the purpose of transferring one-half (1/2) of the Grantor's ownership interest in the Grantor's ownership interest in the subject real property to the John N. Galloway Eight-Year Qualified Residence Trust under agreement dated December 31, 2012 (hereinafter referred to as the "Grantee"), do hereby remise, release, and quitclaim unto the Grantee, and to her successors in trust, with full power to sell, transfer, mortgage and

convey, without signature of any beneficiary, and the Grantee's successors, heirs and assigns, a one-half (1/2) undivided interest in the Grantor's right, title, and interest in 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(s) of record.

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

WITNESS my hand, on this the 31st day of December, 2012.

JOHN N. GALLOWAY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN N. GALLOWAY, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 31st day of December, 2012.

Notary Public

My Commission Expires: _____

BRYAN HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

EXHIBIT A

Legal Description

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Land in the Fourth (4th) Civil District of Davidson County, Tennessee, being Lot No. 136 on the plan of BRANDYWINE FARMS, SECTION IV, as shown by plat of record in Plat Book 3700, Page 108, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEGINNING at a point in the Northerly margin of Kennett Road, common corner of Lots Nos. 136 and 137, thence with the line between said two lots, North 13 degrees 07 minutes East 236.8 feet; thence South 87 degrees 20 minutes West 294.4 feet, thence with the line between said Northerly margin Easterly 80.0 feet to the beginning.

BEING the same property conveyed to John N. Galloway and Patricia A. Galloway, husband and wife, from John Keightley and Lynlea H. Keightley, husband and wife, by Warranty Deed dated October 16, 2008, recorded as Instrument No. 20081020-0104973, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John N. Galloway by Patricia A. Galloway by deed dated December 6, 2012, of record as Instrument No. 201212110114189, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 101 Kennett Road, Old Hickory, TN 37138.