BK/PG:4895/531-534

09036146

QUITCLAIM DEED	
08/10/2009	08:01 AM
BATCH	156902
MTG TAX	0.00
TRN TAX	0.00
REC FEE	20.00
DP FEE	2.00
REG FEE	0.00
TOTAL	22.00

STATE of TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

MAIL

THIS INSTRUMENT PREPARED BY:
MICHAEL J. PHILBIN, P.C.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215-2860

QUITCLAIM DEED

FROM: EDNA M. CARROLL AND
JOSEPH WILLIAM CARROLL,
HUSBAND AND WIFE

TO: JOSEPH W. CARROLL AND
EDNA M. CARROLL, CO-TRUSTEES

State of Tennessee)
County of Davidson)

The actual consideration for the transfer of this interest is $ -0- .

Affiant

Subscribed and sworn to before me this 6th day of August, 2009.

Notary Public

NOTARY PUBLIC
Michael J. Philbin
My Commission Expires
January 7, 2013
STATE OF TENNESSEE

1-7-2013
Commission Expiration Date

NAME AND ADDRESS OF NEW OWNER	NAME AND ADDRESS OF PERSONS OR OF ENTITY RESPONSIBLE FOR PAYMENT OF PROPERTY TAXES	MAP – PARCEL NUMBER
JOSEPH W. CARROLL AND EDNA M. CARROLL, CO-TRUSTEES 5905 PARHAM ROAD FRANKLIN, TN 37064	SAME	07 DA 92151

KNOW ALL MEN BY THESE PRESENTS that **Edna M. Carroll and Joseph William Carroll, husband and wife**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto **Joseph W. Carroll and Edna M. Carroll, Co-Trustees of the Joseph and Edna Carroll Family Trust of 2005 dated February 18, 2005,** their heirs, successors and assigns all of their right, title and interest in and to a certain tract or parcel of Land in Davidson County, Tennessee described as follows:

LAND in Davidson County, Tennessee, being Unit No. 225 as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as setforth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, Page 349, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edna M. Carroll and Joseph William Carroll by deed from Victoria A. Maier, an unmarried person, of record in Instrument No. 20031217-0179929, said Register's Office.

This is improved property known as 225 Summit Ridge Drive; Nashville, TN 37215.

For the purpose of identifying the Trust Instrument under which the Grantees have acquired title to the aforesaid property, see Exhibit A, attached.

Said property is conveyed subject to all matters setforth in said Master Deed, the Plan of record and such other limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 6th day of August, 2009.

BILL GARRETT, Davidson County
Trans:T20130021908 DEEDQC
Recvd: 03/18/13 12:52 4 pgs
Fees:22.00 Taxes:0.00
20130318-0026592

Edna M. Carroll

Joseph W. Carroll

Q:/MJPPC/LES/Closing/Carroll Quitclaim Deed.doc

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 **Edna M. Carroll and Joseph William Carroll**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand this 6th day of August, 2009.

Commission Expiration Date: 1-7-2013

Notary Public

MICHAEL J. PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Michael J. Philbin
My Commission Expires
January 7, 2013
STATE OF TENNESSEE

EXHIBIT "A"

CERTIFICATION OF TRUST
FOR THE
JOSEPH AND EDNA CARROLL
FAMILY TRUST OF 2005

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The undersigned, Joseph W. Carroll and Edna M. Carroll being first duly sworn, depose and say they are at least 18 years of age and are currently the acting trustees of The Joseph and Edna Carroll Family Trust of 2005, and further state as follows:

1. The Joseph and Edna Carroll Family Trust of 2005 is a valid, existing trust, havingbeen created by a written instrument setting forth the Declaration of Trust on February 18, 2005.

2. (a) The grantors or creators of the trust are Joseph W. Carroll and Edna M. Carroll.

(b) The currently acting trustees are Joseph W. Carroll and Edna M. Carroll.

(c) The named successor trustees are (i) Danielle M.Carroll and (ii) Joyce Hofstetter.

3. The administrative and/or managerial powers of the trustee are set forth in Article 7 of the Trust Instrument and include the power to acquire, mortgage and convey real property.

4. (a) The trust is revocable.

(b) The persons holding the power to revoke the trust are its creators Joseph W.Carroll and Edna M. Carroll.

5. Either of the following trustees have the authority to sign documents and instruments: Joseph W. Carroll and Edna M. Carroll.

6. The conditions for the succession of the successor trustees are that the original Co-Trustees are unable or unwilling for any reason to serve as Trustees.

Third parties are entitled to rely of the authority of the successor trustees withoutproof of their succession.

7. The social security number for Joseph W. Carroll is the identification number assigned to the trust.

8. Trust property should be titled as follows: Joseph W. Carroll and Edna M. Carroll,

Co-Trustees of The Joseph and Edna Carroll Family Trust of 2005 dated February 18, 2005.

9. To the best of the undersigned's knowledge, the trust has not been revoked, modified, or amended in any manner that would cause the representations and statements contained herein to be incorrect.

This 6th day of August, 2009.

Joseph W. Carroll

Edna M. Carroll

Sworn to and subscribed to before me this 6th day of August, 2009.

Notary Public

NOTARY PUBLIC
Michael J. Philbin
My Commission Expires
January 7, 2013
STATE OF TENNESSEE

My commission expires: 1-7-2013

THIS INSTRUMENT WAS PREPARED BY:
MICHAEL J. PHILBIN, ESQUIRE
MICHAEL J. PHILBIN, P.C.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215-2860