THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
201 Walton Ferry Road
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Davidson County DEEDQC
Recvd: 04/09/13 15:16 3 pgs
Fees:17.00 Taxes:0.00
20130409-0035182

Address New Owner(s)	**Send Tax Bills To**	**Parcel Id. No.**
Mabel Clodfelter, Trustee 101 Guill Court Nashville, TN 37214	Same	085 14 0 015.00 & 085 14 0 014.00

Quitclaim Deed

This conveyance is made by Mabel P. Clodfelter, a widow, Grantor, to Mabel Clodfelter, Trustee under the Revocable Trust Agreement of Mabel Clodfelter dated April 3, 2013, Grantee.

The Grantor hereby conveys and quitclaims unto the Grantee, all of her right, title and interest in and to the described real estate, located in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 7 on the Plan of Guill Heights, as of record in Book 2854, Page 10, Register's Office for said County.

Said Lot No. 7 fronts in an arc 35.60 feet on the Northerly margin of a turn around on Guill Court and extends back 225.6 feet on the easterly side and 219.1 feet on the westerly side to a thrice broken back line, measuring 471.9 feet.

Being the same property conveyed to William L. Clodfelter and wife, Mabel P. Clodfelter, by deed from M. L. Maxwell and wife, Ethel R. Maxwell of record in Deed Book 3071, Page 569, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 660, Page 631; also Plan of record in Book 2854, Page 10; and easement of record in Book 2204, Page 503, Register's Office for Davidson County, Tennessee.

This is improved property known as: 101 Guill Court, Nashville, Tennessee 37214.

BEING lot No. 6 on the Plan of Guill Heights, as of record in book 2854, page 10, Register's Office for said County.

SAID lot No. 6 fronts 35.81 feet on the northwesterly side of Guill Court and extends back 219.1 feet on the northeasterly line and 291.8 feet on the southwesterly line to a dead line, which is a broken line, measuring 267.1 feet thereon.

This conveyance is made subject to a ten-foot easement for public utilities along rear line of premises, 40 foot building setback line from Guill Court, and conditions of owners certificate as shown on plan of record in book 2854, page 10, said Register's Office, flowage easement of record in Book 2204, Page 503, said Register's Office, and to restrictive covenants contained in deed of record in Book 660, Page 631, said Register's Office.

This conveyance is made subject to an the premises herein described shall be encumbered by the following restrictions and covenants, all of which covenants and restrictions shall run with the land and shall be binding upon the grantees, their heirs, representatives and assigns and all who may hereafter own any part of the said premises for a period of 20 years from the date hereof:

1. No dwelling shall be constructed on the premises with a grown floor area of less than 1,200 square feet.
2. Any dwelling shall be constructed of at least 50% brick or stone exterior.

This is unimproved property known as: 0 Guill Court, Nashville, Tennessee 37214.

William Clodfelter and Mabel Clod were married in Indiana on October 7, 1950. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of William Clodelter, in Davidson County, Tennessee in February 2006; and Mabel Clodgelter conveys as surviving tenant by the entirety.

The Grantee, as trustee, shall have the sole, absolute, and uncontrolled power, discretion, and authority to protect, conserve, sell, lease, encumber, gift, or otherwise manage and dispose of the real property described above.

IN WITNESS WHEREOF, Grantor has hereunto set her hand on April 3, 2013.

Mabel Clodfelter

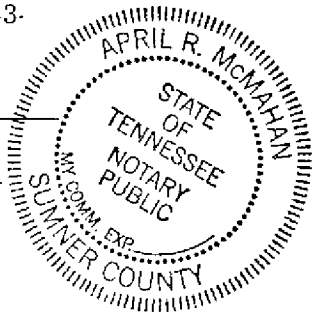
Mabel Clodfelter, Grantor

State Of Tennessee
County Of Sumner

Personally appeared before me, Mabel Clodfelter, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, on April 3, 2013.

Notary Public
My commission expires: 6-15-2013



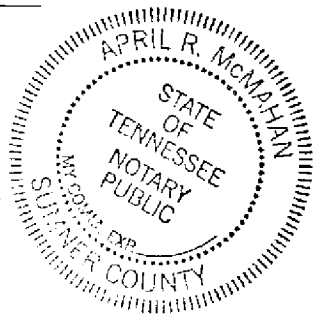
State of Tennessee
County of Sumner

The actual consideration or value whichever is greater, for this transfer is $0.00. Subscribed and sworn to before me, on April 3, 2013.

Mabel Clodfelter

Mabel Clodfelter, Affiant

Notary Public
My commission expires: 6-15-2013



True Copy of Certification

I, Chelle McMahan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed authenticated according to law.

Chelle McMahan

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Debra Y King, a notary public for this country and state, Chelle McMahan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Debra Y King

Signature

My commission Expires: July 30, 2014

