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: 04/11/13 15:31 3 pgs
Fees:17.00 Taxes:0.00
20130411-0036173

Address New Owner(s)	**Send Tax Bills To**	**Parcel Id. No.**
Eva C. Woodall, Trustee 821 Lemont Drive Nashville, TN 37216	Same	052 05 0 190.00

Quitclaim Deed

This conveyance is made by James Woodall and wife, Eva C. Woodall, Grantor, to Eva C. Woodall, Trustee under the Revocable Trust Agreement of James C. Woodall and Eva C. Woodall dated February 27, 2013, Grantee.

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

LAND in Davidson County, Tennessee, being part of Lot No. 9 on the Map of the Subdivision of Lots 35, 36 and 37 of the H. B. Chadwell Tract, as of record in Book 547, Page 60, Register's Office for said County, and described as follows:

BEGINNING at a point on the easterly margin of a 30 foot unnamed street marked on said plain "Private Drive" being known as Idlewild Place, at the south corner of the property conveyed to Felix E. Flatt by deed of record in book 1279, page 177, said Register's Office; thence in a southerly direction 107 feet along the easterly margin of said Idlewild Place; thence in an easterly direction 229 feet to a point in a fence line; thence in a northwesterly direction along said fence 41 feet to the southeast corner of the property conveyed to Flatt, above mentioned; thence along the fence and along Flatt's southerly line 216.5 feet to the point of beginning.

Being the same property conveyed to C. G. Woodall and wife, Sara Woodall, by deed from Wallace Adams and wife, Kathleen Adams, of record in Book 9673, Page 864, Register's Office for Davidson County, Tennessee.

C. G. Woodall and Sara Woodall were married uninterrupted until the death of Sara Woodall on February 2, 1997 and C. G. Woodall died on October 30, 1998; leaving James Woodall as the only surviving heir at law.

Eva C. Woodall, wife of James Woodall, for the consideration expressed herein, joins for the purpose of granting, bargaining, selling, conveying and confirming and does hereby grant, bargain, sell, convey and confirm unto the Grantee, its successors and assigns, all rights, claims and interests of every kind, character and description whatsoever which she now has or may acquire in the future by virtue of her marriage, including but not limited to homestead and any interest in the above described real property as all or a part of an elective share of a surviving spouse as provided by the laws of the State of Tennessee.

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 their hand on April 11, 2013.

James C. Woodall By Eva C. Woodall POA
James Woodall by Eva C. Woodall as Power of Attorney,
Grantor

Eva C. Woodall
Eva C. Woodall, Grantor

State of Tennessee
County of Sumner

On April 9, 2013, personally appeared before me Eva C. Woodall, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument as attorney-in-fact for James C. Woodall, and who acknowledged that she executed the same as attorney-in-fact for James C. Woodall.

Emily McCord
Notary Public

My commission expires: March 23, 2014

EMILY McCORD STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO. TENN.

State Of Tennessee
County Of Sumner

Personally appeared before me, Eva C. Woodall, 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 9, 2013.

Emily McCord
Notary Public
My commission expires: March 23, 2014

EMILY McCORD STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO. TENN.

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 9, 2013.

Eva C. Woodall
Eva C. Woodall, Trustee, Affiant

Emily McCord
Notary Public
My commission expires: March 23, 2014

EMILY McCORD STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO. TENN.

ELDER LAW PRACTICE
OF TIMOTHY L. TAKACS
Life Care Planning Firm

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, AnnElise Walston, 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.

AEWalston
Signature

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My commission Expires: 2/28/17

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