BILL GARRETT, Davidson County
Trans:T20130030203 DEEDQC
Recvd: 04/12/13 13:29 4 pgs
Fees:22.00 Taxes:0.00
20130412-0036554

Alex B Fruin

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444
(615) 627-4448 fax
jeff@howardmobley.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Candace F Stefanic
AFFIANT

Subscribed and sworn to before me this ____ **day of** March, **2013.**

Notary Public

Karin M. Adinolfi
My Commission Expires: 3-8-2016

KARIN M ADINOLFI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owners:	Send Tax Bills To:	Tax Map and Parcel No.:
Alex B. Fruin, Trustee and Candace F. Stefanic, Trustee 2501 Sunset Place Nashville, TN 37212	-SAME-	Map 144 Parcel 96

TRUSTEES' DEED

KNOW ALL PERSONS by these presents that **Alex B. Fruin and Candace F. Stefansic, Successors Trustees of The Carolyn C. Fruin Living Trust, established by the Revocable Trust Agreement of Carolyn C. Fruin, dated April 11, 2007, and Alex B. Fruin and Candace F. Stefansic, Successor Trustees of The Carolyn C. Fruin Bypass Trust, and**

Alex B. Fruin and Candace F. Stefansic, Successor Trustees of The Carolyn C. Fruin Tennessee Bypass Trust, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby release, remise and quitclaim all of the right, title and interest of The Carolyn C. Fruin Living Trust, the Carolyn C. Fruin Bypass Trust and The Carolyn C. Fruin Tennessee Bypass Trust, in and to that 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, as follows: an undivided one-half tenant in common interest to **Alex B. Fruin, Trustee of The Alex B. Fruin Inheritance Trust;** and an undivided one-half tenant in common interest to **Candace F. Stefansic, Trustee of The Candace F. Stefansic Inheritance Trust, equally, as equal tenants-in-common;** and to their respective successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary,

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

WITNESS our hands this 11 day of March, 2013.

Alex B. Fruin

Alex B. Fruin, Successor Trustee of The Carolyn C. Fruin Living Trust

Candace F Stefansic

Candace F. Stefansic, Successor Trustee of The Carolyn C. Fruin Living Trust

Alex B. Fruin

Alex B. Fruin, Successor Trustee of The Carolyn C. Fruin Bypass Trust

Candace F Stefansic

Candace F. Stefansic, Successor Trustee of The Carolyn C. Fruin Bypass Trust

Alex for

Alex B. Fruin, Successor Trustee of The Carolyn C. Fruin Tennessee Bypass Trust

Candace F Stefansic

Candace F. Stefansic, Successor Trustee of The Carolyn C. Fruin Tennessee Bypass Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Alex B. Fruin, Successor Trustee**, 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 11 day of March, 2013.

Ashley Dawn Adams
Notary Public

My Commission Expires: 5/19/2014

ASHLEY DAWN ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Candace F. Stefansic, Successor Trustee**, 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, this 5th day of March, 2013.

Karin M. Adinolfi
Notary Public

My Commission Expires: 3·8·2016

KARIN M ADINOLFI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT "A"

Land lying in Davidson County, Tennessee, being more particularly described as follows:

Lot No. 9 on the Final Plan of Bancroft, as of record in Plat Book 9700, page 326 and 327, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

This is improved property known as 109 Bancroft Court, Nashville, Tennessee 37215.

Being the same property conveyed to Carolyn C. Fruin, Trustee of The Carolyn C. Fruin Living Trust, established by the Revocable Trust Agreement of Carolyn C. Fruin, dated April 11, 2007, by deed of record in Instrument No. 20070420-0047487, Register's Office for Davidson County, Tennessee. Carolyn C. Fruin died January 30, 2011. Upon the death of Carolyn C. Fruin, Alan H. Fruin became the Successor Trustee of said Carolyn C. Fruin Living Trust. Alan H. Fruin subsequently died on August 20, 2011, whereupon Alex B. Fruin and Candace F. Stefansic became the Successor Trustees of the Carolyn C. Fruin Living Trust, and all trusts created thereunder.