THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.ASSOCIATES.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
Terrie Lee Tidwell, Trustee	New Owner	Map 72-12-88
9039 Southeast 177th Grassmere St.		
The Villages, FL 32162-0882		

THIS INSTRUMENT PREPARED BY:

Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

STATE OF TENNESSEE
COUNTY OF SUMNER }

The actual consideration or value, whichever is greater, for this transfer is $-0-

—
Affiant

Subscribed and sworn to before me, this the 22nd day of April, 2013.

—
Notary Public

My commission expires: 11-26-16

JENNIE BRADSHAW STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged Anna M. Bearden by and through her attorney in fact, Terrie Lee Tidwell "Grantor" by these presents, does hereby quitclaim and convey unto Terrie Lee Tidwell, Trustee of the Anna M. Bearden Trust dated February 27, 2013, "Grantee" her successors and assigns, all of her right, title, and interest in and to the following described property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Dalewood, Section 1, as of record in Book 1424, Page 108, Register's Office for said County.

Said lot No. 60 fronts 74.9 feet on the Easterly side of Pinewood Road and runs back 141.6 feet on the Northerly line and 141.1 feet on the Southerly line to a dead line, measuring 82 feet thereon.

Being the same property conveyed to Roscoe Conklin Bearden, Jr. and wife, Anna Marie Bearden, of record in Deed Book 1762, Page 427, in the Register's Office for Davidson County, Tennessee.

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

This is improved property known as: 2207 Pinewood Road, Nashville, TN 37216

BILL BARRETT, Davidson County
Trans:T20130032821 DEEDQC
Recvd: 04/22/13 12:48 2 pgs
Fees:12.00 Taxes:0.00
20130422-0039768

Witness my hand this 2nd day of April, 2013.

Anna M Bearden, by Terrie Lee Tidwell, her attorney in fact
Anna M. Bearden, by Terrie Lee Tidwell, her attorney in fact

STATE OF TENNESSEE}
COUNTY OF SUMNER}

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Terrie Lee Tidwell, attorney-in-fact for Anna M. Bearden, with whom I am personally acquainted, and who acknowledged that Terrie Lee Tidwell, executed the within instrument for the purposes therein contained, and who further acknowledge that Terrie Lee Tidwell is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 2nd day of April, 2013.

Commission expires: 11-26-16

Jeannie Bradshaw
Notary Public

JEANNIE BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY