BILL GARRETT, Davidson County
Trans:T20130035226 DEEDQC
Recvd: 04/30/13 08:23 2 pgs
Fees:17.00 Taxes:0.00
20130430-0042647

Instrument Prepared By:
J. Carlton Drumwright
Vanderpool, Pearman & Drumwright
256 Seaboard Lane
Suite G104
Franklin, TN 37067

Address New Owners as Follows:
Dolly Berry Edwards, et al.
616 Gailwood Drive
Nashville, TN 37214

Send Tax Bills To:
New Owner

Map-Parcel:
Map 96-11
Parcel 38

STRAWMAN QUITCLAIM DEED
(THIS INSTRUMENT CONTAINS TWO CONVEYANCES)

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to add Xatxay Phantriyavong to title and create a tenancy in common with right of survivorship, **Dolly Berry Edwards and Evelyn Pauline Phantriyavong,** Grantors, do hereby quitclaim and convey their interest, as each holds in said property, unto J. Carlton Drumwright Trustee, Grantee, his successors and/or assigns for the purposes set forth below the following described parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 582 on the Plan of Cloverhill, Section VIII, as of record in Book 2331, Page 10, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Dolly Berry Edwards, for her lifetime, then to Evelyn Pauline Phantriyavong in fee simple, by Quitclaim Deed, from Evelyn Pauline Phantriyavong and Dolly Berry Edwards, as tenants in common with right of survivorship, of record in Instrument No. 20111222-0099973, Register's Office for Davidson County, Tennessee.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 25th day of April, 2013.

Dolly Berry Edwards

Evelyn Pauline Phantriyavong

And now, I, the said J. Carlton Drumwright, Trustee, for the express purpose of carrying out the intent of this conveyance as set out above, do hereby convey, and forever quitclaim unto **Dolly Berry Edwards, Evelyn Pauline Phantriyavong and Xatxay Phantriyavong, as tenants in common with right of survivorship,** the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 25th day of April, 2013.

J. Carlton Drumwright, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Dolly Berry Edwards and Evelyn Pauline Phantriyavong** with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of April, 2013.

Notary Public

My Commission Expires: _____

KATHRYN MICHELLE CASSIDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **J. Carlton Drumwright**, 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 25th day of April, 2013.

Notary Public

My Commission Expires: _____

KATHRYN MICHELLE CASSIDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF APRIL, 2013.

Notary Public

My Commission Expires: _____

KATHRYN MICHELLE CASSIDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016