BILL GARRETT, Davidson County
Trans:T20130044048 DEEDQC
Recvd: 05/28/13 09:37 6 pgs
Fees:32.00 Taxes:0.00
20130528-0053276

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
John Ryan Tyrrell	(same)	116-14-0-001.00
(Name)	(Name)	
223 Deer Park Drive		
(Street Address)	(Street Address)	
Nashville, TN 37205		
(City) (State) (Zip)	(City) (State) (Zip)	

THIS INSTRUMENT PREPARED BY
AND RETURN TO:

CHAMBLISS, BAHNER & STOPHEL, P.C.
1700 Liberty Tower
605 Chestnut Street
Chattanooga, Tennessee 37450
Attention: Gregory D. Willett

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and for other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, SANDRA TYRRELL, also known as SANDRA F. TYRRELL AS TRUSTEE OF THE QUALIFIED PERSONAL RESIDENCE TRUST OF SANDRA F, TYRRELL DATED MAY 27, 1998 and JACK TYRRELL AS TRUSTEE OF THE QUALIFIED PERSONAL RESIDENCE TRUST OF JACK TYRRELL DATED MAY 27, 1998 (collectively, the "Grantors"), do hereby sell, transfer, convey and quitclaim unto JOHN RYAN TYRRELL ("Grantee"), and his heirs and assigns, each of Grantor's one-half (1/2) undivided right, title and interest, in the certain tract or parcel of real property located in Davidson County, Tennessee and being more particularly described in Exhibit "A" which is attached to this Quitclaim Deed and is incorporated herein by reference.

Grantors and Grantee acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and the firm Chambliss, Bahner and Stophel, P.C. disclaims responsibility for the status of title to the real property or for the accuracy of such information.

(Signature Pages Follow)

SIGNATURE PAGE TO QUITCLAIM DEED

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed effective this 27th day of May, 2013.

GRANTOR:

QUALIFIED PERSONAL RESIDENCE TRUST OF SANDRA F, TYRRELL DATED MAY 27, 1998

By: Sandra F Tyrrell
Sandra F. Tyrrell, Trustee

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

On this 27th day of May, 2013, before me, a Notary Public of the state and county aforesaid, personally appeared SANDRA F. TYRRELL, TRUSTEE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as her free act and deed.

WITNESS my hand and seal, at office in Davidson County, Tennessee, this 27th day of May, 2013.

Beverly A. Schrichte
Notary Public

BEVERLY A. SCHRICHTE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 8-23-2016

SIGNATURE PAGE TO QUITCLAIM DEED

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed effective this 27th day of May, 2013.

GRANTOR:

QUALIFIED PERSONAL RESIDENCE TRUST
OF JACK TYRRELL DATED MAY 27, 1998

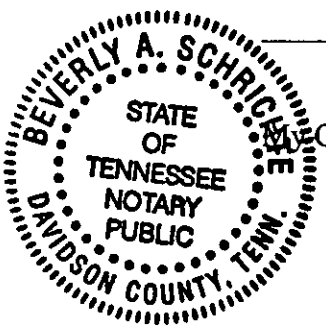
By: _____
Jack Tyrrell, Trustee

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

On this 27th day of May, 2013, before me, a Notary Public of the state and county aforesaid, personally appeared JACK TYRRELL, TRUSTEE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as his free act and deed.

WITNESS my hand and seal, at office in Davidson County, Tennessee, this 27th day of May, 2013.



Beverly A. Schricktte
Notary Public

My Commission Expires: 8-23-2016

STATE OF TENNESSEE :

:

COUNTY OF DAVIDSON :

I hereby swear and affirm that the actual consideration for this transfer is $0.

John Ryan Tyrrell, Affiant-Grantee

Sworn and subscribed to before
me this 27th day of May 2013.

Beverly A. Schrichte
Notary Public
My Commission Expires: 8-23-2016

BEVERLY A. SCHRICHTE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Land in Davidson County, Tennessee, Being Lot B and the easterly 20 feet of Lot C on the Plan of Mrs. Mary I. Harris Division of Lots Nos. 1 and 2 of the Bransford Subdivision, of Lot No. 27, ets., in Belle Meade, as of record in Book 547, page 31, Register's Office for said County, and more particularly described as follows:

Beginning on the southerly margin of Deer Park Drive at a point 20 feet west of the line between Lots B and C; thence with the southerly margin of said Drive, eastwardly 220 feet to the comer of Lots A and B; thence with the line between said Lots A and B southwardly 344.5 feet to the northerly margin of Bellevue Drive North; thence with the northerly margin of same, westwardly 220 feet; thence northwardly 315 feet, more or less, to the beginning.

GRANTORS' SOURCE OF EQUITABLE TITLE are Quitclaim Deeds recorded in Book 10948, Page 251 and Book 10948, Page 253, in the Register's Office of Davidson County, Tennessee.

No boundary survey of the within tract or parcel of real estate was made at the time of this conveyance, and the description of the within tract or parcel of real estate is not different from previous deeds.