Prepared by:
Brian Lavoy Payne
Attorney at Law, PLLC
TN BPR # 11639
7600 Leveson Way
Nashville, Tennessee 37211

BILL GARRETT, Davidson County
Trans:T20130056672 DEEDQC
Recvd: 07/03/13 10:34 2 pgs
Fees:12.00 Taxes:0.00
20130703-0068783

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Kenneth Barry Bonifay, Trustee, Affiant

Subscribed and sworn to before me this 2nd day of July, 2013.

Brian Lavoy Payne, Notary Public
My commission expires: 11/23/14

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY BRIAN LAVOY PAYNE

**PREPARER MAKES NO REPRESENTATIONS/WARRANTIES AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR TAX RAMIFICATIONS OF THE CONVEYANCE, THE SAME HAVING BEEN PREPARED FROM INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITHOUT BENEFIT OF A TITLE SEARCH.**

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Kenneth Barry Bonifay, Trustee<br>1510 Lethia Drive<br>Nashville, Tennessee 37206 | Same as currently | 73-13-124 |

## QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, and for the purpose of vesting title in said Trustee instead of the said Trust, **Kenneth Barry Bonifay,** hereinafter the Grantor, by these presents, does hereby quitclaim and convey to **Kenneth Barry Bonifay, as Trustee of the Kenneth Barry Bonifay Living Trust u/a dated July 2, 2013,** *and successor trustees as their interest may appear with authority to convey without the joinder of beneficiaries,* title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 24 on the map of Mailan Heights, as of record in Book 1835, Page 90, Register's Office for Davidson County, Tennessee, described as follows:
>
> Beginning at a point in the south margin of Mailan Drive at the corner of lots 25 and 24; thence with the line between said lots, southerly 117 feet to a point; southeasterly 90 feet to the westerly margin of Lethia Drive; thence with the margin of the same northerly 107.6 feet to the beginning of a curve; around said curve northwesterly 39.3 feet to a point in the southerly margin of Mailan Drive; thence with the margin of the same

westerly 46 feet to a point and continuing with the margin of the same westerly 58.8 feet to the point of beginning.

Being the same property conveyed to Kenneth Barry Bonifay by Warranty Deed from Albert L. Hubbell dated July 20, 2006 and recorded in Instrument No. 20060725-0089383, Davidson County Office of Register of Deeds.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1510 Lethia Drive, Nashville, Davidson County, Tennessee 37206.

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

Kenneth Barry Bonifay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kenneth Barry Bonifay, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of July, 2013.

Brian Lavoy Payne, Notary Public

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY BRIAN LAVOY PAYNE

My commission expires: 11/23/14