THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
201 Walton Ferry Road
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Davidson County DEEDQC
Recvd: 07/09/13 13:52 3 pgs
Fees:17.00 Taxes:0.00
20130709-0070955

Address New Owner(s)	**Send Tax Bills To**	**Map-Parcel No.**
Rhonda Brown, Trustee 8308 Stewarts Bend Dr. Murfreesboro, TN 37129	Same	103 02 0 196.00

Quitclaim Deed

This conveyance is made by Esta Labelle Smith, a widow, Grantor, to Rhonda Brown, Trustee under the Irrevocable Trust Agreement of Esta Lavelle Smith dated June 18, 2013, Grantee.

The Grantor hereby conveys and quitclaims unto the Grantee, all of her right, title and interest in and to the described real estate, located in Davidson County, Tennessee, to-wit:

Land in the 8th, formerly the 12th, Civil District of said County being lot No. 115 on the Plan of Richland Meadows, Section 2, as of record in Book 2083, Page 72, Register's Office for Davidson County, Tennessee.
Said lot No. 115 fronts 60 feet on the westerly side of Meadow Crest Road and extends back 148.5 feet on the northerly line and 148.6 feet on the southerly line to a dead line, measuring 60 feet thereon.

Being the same property conveyed to Ben H. Smith and wife, Esta Labelle Smith, by deed from Charles W. Hinkle, Jr. and wife, Eleanor Gill Hinkle of record in Deed Book 2956, Page 345, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to easement for public utilities and 30 foot building setback line, as shown on plan in Book 2083, Page 72, Register's office for said County, and easement or easements for 8 inch sewer line as set out in an instrument from W. F. Stephens to Davidson County Board of Education, dated July 23, 1951, filed August 24, 1951, and recorded in Book 2018, Page 354, Register's Office for said County, and shown as a 10-foot sewer easement on plan in book 2083, Page 72, said Register's Office, and restrictive covenants contained in an instrument executed by W. L. Bainbridge, Jr., (not dated) acknowledged March 1, 1953, filed July 7, 1953, and recorded in Book 2152, page 121, Register's Office for said County, and additional restriction contained in an instrument executed by W. L. Bainbridge, Jr., (not dated) acknowledged September 2, 1953, filed September 2, 1953, and recorded in Book 2195, page 256, Register's Office for said County and this conveyance is made subject to the following:

Under deed from Nashville Land Improvement Company to W. H. Stephens, dated November 7, 1895, filed November 11, 1895, and recorded in book 204, page 369, Register's Office for said County, the fence along the Western side of premises is constituted a party fence.

Ben H. Smith and Esta Lavelle Smith were married in Tennessee on August 20, 1949. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of Ben H. Smith in Davidson County, Tennessee on March 31, 2011; and Esta Lavelle Smith conveys as surviving tenant by the entirety.

The Grantee, as trustee, shall have the sole, absolute, and uncontrolled power, discretion, and authority to protect, conserve, sell, lease, encumber, gift, or otherwise manage and dispose of the real property described above.

Esta Lavelle Smith and Esta Labelle Smith is one in the same person.

IN WITNESS WHEREOF, Grantor has hereunto set her hand on July 2, 2013.

Esta Lavelle Smith by Rhonda Brown

Esta Lavelle Smith by Rhonda Brown as Attorney in Fact,
Grantor

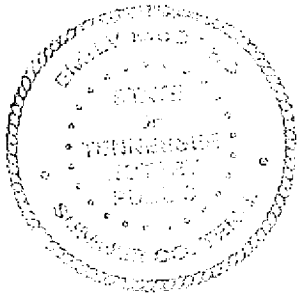
State of Tennessee
County of Sumner

On July 2, 2013, personally appeared before me Rhonda Brown, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument as attorney-in-fact for Esta Lavelle Smith, and who acknowledged that she executed the same as attorney-in-fact for Esta Lavelle Smith.

Emily McLord

Notary Public

My commission expires: March 23, 2016



State of Tennessee
County of Sumner

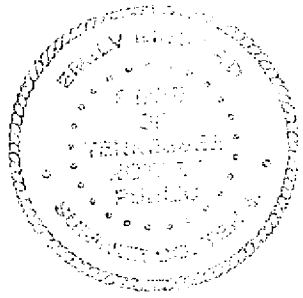
The actual consideration or value whichever is greater, for this transfer is $0.00. Subscribed and sworn to before me, on July 2, 2013.

Rhonda Brown

Rhonda Brown, Trustee, Affiant

Emily McLord

Notary Public
My commission expires: March 23, 2016



ELDER LAW PRACTICE
OF TIMOTHY L. TAKACS
Life Care Planning Firm

True Copy of Certification

I, Chelle McMahan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed authenticated according to law.

Chelle McMahan
Signature

State of Tennessee
County of Sumner

Personally appeared before me, AnnElise Walston, a notary public for this country and state, Chelle McMahan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

AEWalston
Signature

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My commission Expires: 2/28/17

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