BILL GARRETT, Davidson County
Trans:T20130063574 DEEDQC
Recvd: 07/25/13 13:45 2 pgs
Fees:12.00 Taxes:0.00
20130725-0077189

ADDRESS OF NEW OWNER &
SEND TAX BILLS TO:
Chad Lautt, Trustee
P. O. Box 23096
Nashville, TN 37202

THIS INSTRUMENT WAS PREPARED BY:
KELLY & SMITH
121/125 PUBLIC SQUARE
GALLATIN, TENNESSEE 37066

MAP and PARCEL #072-03-0-200.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **GREENFIELD AVENUE LLC**, a Tennessee Limited Liability Company, does hereby release, remise, and forever quitclaim unto **CHAD LAUTT, TRUSTEE OF THE TIP TOP TRUST DATED OCTOBER 11, 2007,** his successors and assigns, all of its right, title and interest, same being 64.75% undivided interest, in and to the following described lot or parcel situated in Davidson County, Tennessee, more particularly described as follows:

BEING part of Lot No. 127 on the Plan of Inglewood Place, as of record in Book 332, Page 101, Register's Office of Davidson County, Tennessee, and being further described according to a mortgage loan inspection by John Kohl & Company, P.C., License Number 100, 400 7th Avenue South, Nashville, Tennessee, dated December 14, 1990, as follows:

BEGINNING at a point on the northerly margin of Greenfield Avenue, said point being 326.5 feet east of the intersection of Gallatin Pike and Greenfield Avenue; thence along said northerly margin of Greenfield Avenue easterly 85 feet to a point; thence northerly 205 feet to a point; thence westerly 85.3 feet to a point; thence southerly 205 feet, more or less, to the point of beginning.

BEING the same property conveyed to Chad Lautt, Trustee of the Tip Top Trust Dated October 11, 2007 (a 35.25% undivided interest) and to Greenfield Avenue LLC, a Tennessee Limited Liability Company (a 64.75% undivided interest), by deed from Elaine Pennington and April Pennington, dated June 21, 2013 and filed for record as Instrument #20130703-0068682, in the Register's Office for Davidson County, Tennessee.

In Testimony Whereof, the said GREENFIELD AVENUE, LLC a Tennessee Limited Liability Company, has caused this deed to be signed by its Manager on this the 15th day of July, 2013.

GREENFIELD AVENUE LLC

By: Stephen L. Robison, Manager

STATE OF OHIO

COUNTY OF Hamilton

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEPHEN L. ROBISON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon his oath, acknowledged himself to be the Manager of GREENFIELD AVENUE LLC, a Tennessee Limited Liability Company, the within-named bargainor, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Manager.

WITNESS my hand and official seal on this the 15th day of July, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES: N/A

NOTARIAL SEAL STATE OF OHIO

KRISTIN JOY PHERO
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.

OATH

STATE OF TENNESSEE

COUNTY OF Sumner

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ - 0 - which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 23rd day of July, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

JOYCE LILLARD
STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY
My Commission Expires 02-28-2017