This Instrument Prepared By
JAMES M. ADCOX, III
INGRAHAM, PAUTIENUS & TIDWELL, PLLC
216 Centerview Drive, Suite 317
Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

This space left intentionally blank for recording purposes:

BILL GARRETT, Davidson County
Trans:T20130077086 DEEDQC
Recvd: 09/05/13 14:18 2 pgs
Fees:12.00 Taxes:0.00
20130905-0093956

Address New Owner:	*Send Tax Bills to:*	*Map-Parcel*
KELLY FRANKLIN SANDERS, TRUSTEE KELLY FRANKLIN SANDERS TRUST 2501 N 16TH STREET NASHVILLE, TENNESSEE 37206	SAME	43-13-0-A-40CO

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409(a)(3)(G).

AFFIANT

Sworn to and subscribed before me this 21st day of August, 2013.

Ashley B. Lawson
Notary Public

My Commission Expires:

ASHLEY B. LAWSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-15-2017

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -1- Dollar, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, KELLY FRANKLIN SANDERS, Successor Trustee of the ERNESTINE B. BOWERS REVOCABLE LIVING TRUST, dated July 25, 2011 (ERNESTINE B. BOWERS having died on May 9, 2012), hereby quitclaim, release transfer and convey unto KELLY FRANKLIN SANDERS, Trustee of the KELLY FRANKLIN SANDERS TRUST, all the right, title and interest in and to that certain real estate in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Unit No. 3 – 8 in Robin Hood Condominium, as shown on the Plat of Robin Hood Condominium Apartments of record in Book 5200, page 124, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit, together with the undivided interest in the common elements of Robin Hood Condominium appurtenant to said Unit as defined in the Master Deed for Robin

Hood Condominiums, of record in Book 5388, page 524, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Ernestine B. Bowers, unmarried, to Ernestine B. Bowers, Trustee of the ERNESTINE B. BOWERS REVOCABLE LIVING TRUST dated July 25, 2011, and any amendments thereto, by deed of record in Instrument No. 20111209-0096307, Registers Office, Davidson County, Tennessee.

This improved property is known as 323 Forest Park #3-8, Madison, Tennessee 37115.

THIS interest in property is conveyed subject to all easements, covenants, setback lines, conditions and encumbrances of record.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS MY HAND, as of this 21st day of August, 2013.

ERNESTINE B. BOWERS REVOCABLE LIVING TRUST

By: Kelly Franklin Sanders Trustee
KELLY FRANKLIN SANDERS, Trustee

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KELLY FRANKLIN SANDERS, as TRUSTEE OF THE ERNESTINE B. BOWERS REVOCABLE LIVING TRUST, dated July 25, 2011, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 21st day of August, 2013.

Ashley B. Lawson
NOTARY PUBLIC

My Commission Expires: 1-15-17

ASHLEY B. LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-15-2017