BILL GARRETT, Davidson County
Trans:T20130086623 DEEDQC
Recvd: 10/07/13 14:00 2 pgs
Fees:12.00 Taxes:0.00
20131007-0105159

THIS INSTRUMENT PREPARED BY:
Deanie L. Gregory, Attorney-at-Law
GREATER NASHVILLE TITLE & CLOSING COMPANY
With information furnished by the parties hereto
And without the benefit of a title search and/or
Examination of title
200 Madison Street
Madison, TN 37115

Address New Owner:	Send Tax Bills to:	Tax ID No.
Rodger K. Grammer 314 School Pass Madison, TN 37115	Same as New Owner	05216004800

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Melanie S. Grammer, as First Successor Trustee and as Beneficiary under The Henry F. Grammer and/or LaVerne C. Grammer Revocable Living Trust,** Grantor, by these presents do hereby quitclaim and convey unto **Rodger K. Grammer,** Grantee, his successors and assigns, all my right, title, and interest in and to the following described tract of land:

Land in the 11th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by H. Gee, dated November 17, 1961, as follows:

BEGINNING at a point in the West margin of School Pass, 212 feet Northeast from the Northeaset corner of Lot No. 37 on the Plan of Marlin Meadows, Section IV, as of record in Book 2133, Page 66, Register's Office for Davidson County; thence leaving said School Pass, North 61 deg. 38' West 200 feet to a point; thence North 26 deg. 23' East 100 feet to a point; thence South 61 deg. 38' East 200 feet to the westerly margin of School Pass; thence with the margin of the same, South 26 deg. 23' West 100 feet to the point of beginning.

Being the same property conveyed to Henry F. Grammer and wife, LaVerne Grammer by Warranty Deed from E. C. Chance of record in Book 3345, Page 331, Register's Office for Davidson County, Tennessee. The said LaVerne Grammer having since died on April 13, 2005. Further, being the same property conveyed to Henry F. Grammer as Trustee for The Henry F. Grammer and LaVerne C. Grammer Revocable Living Trust by Limited Warranty Deed from Henry F. Grammer dated July 24, 2006 and recorded as Instrument No. 20060725-0089345 in the Register's Office for Davidson County, Tennessee. The said Henry F. Grammer having since died on April 12, 2011.

The above property description is copied from current deed referenced above.

THIS IS IMPROVED PROPERTY KNOWN AS 314 School Pass, Madison, TN 37115

SAID PROPERTY is conveyed subject to such limitations, encumbrances, etc., if any, as may affect the premises, including, but not limited to any unpaid property taxes, restrictive covenants and easements if any, as may be of record in the Register's Office for Davidson County, Tennessee, subject to any matter set forth on a copy of a survey made by H. Gee, dated November 17, 1961.

IN WITNESS WHEREOF, I have hereunto set my hand this the 4th day of October, 2013.

Melanie S. Grammer

Melanie S. Grammer
First Successor Trustee and
Beneficiary under The Henry F.
Grammer and/or LaVerne C.
Grammer Revocable Living Trust

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Melanie S. Grammer, as First Successor Trustee and as Beneficiary under the Henry F. Grammer and/or LaVerne C. Grammer Revocable Living Trust,** the bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who has acknowledged that she executed this instrument for the purposes set forth herein.

Witness my hand and official seal at office at Madison, Tennessee, this the 4th day of October, 2013.

My commission expires:3/3/2014

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ None .

Melanie S. Grammer
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME

THIS THE 4th DAY OF October, 2013.

Deanie L. Gregory
Notary Public

My commission expires: 3/3/2014

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY