Box 14

BILL GARRETT, Davidson County
Trans:T20130091215 DEEDQC
Recvd: 10/24/13 08:42 2 pgs
Fees:12.00 Taxes:0.00
20131024-0110660

THIS INSTRUMENT PREPARED BY:
Rebecca T Garland
85 White Bridge Rd #100B
Nashville, TN 37205

QUITCLAIM DEED

****

Address New Owner:
Gary W. Hudgens
924 Granada Av
Nashville TN 37206

Send Tax Bills To: SAME

Map-Parcel
83-1-439

****

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $0.00.

Affiant

Subscribed and sworn to before me this 9 day of October, 2013

Notary Public

My Commission Expires: 12-15-15

MARIE COLLINS NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

****

FOR AND IN CONSIDERATION of Ten & No/100 Dollars ($10.00), cash in hand paid and other good and valid consideration, the receipt and sufficiency of which is hereby acknowledged, Gary W. Hudgens, successor trustee of the Clyde J. Hudgens and Lottie R. Hudgens Revocable Living Trust U/A/D August 11, 1995 ("Grantor") by these presents does hereby transfer, and convey to Gary W. Hudgens ("Grantee"), its successors and assigns, all interest, right and title in and to certain real property located in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

Tract # 1

Land in Davidson County, Tennessee, described according to an unrecorded survey of Barry Greer and Associates dated June 12, 1964, as Parcel "D" and being Lot 24 and a part of Lot 23 on the map of the James Burns Subdivision of record in Book 421, page 40, Register's Office, and described as follows: Beginning at a point on the northerly margin of Manila Avenue being the southwest corner of Lot 24 of the James Burns Subdivision and the intersection of said Manila Avenue with a former alley right of way; thence N. 03 degrees 50' E. 101.10 feet along the original lot line of Lot 24 and Lot 23 to a point; thence S. 87 degrees 18' E. 47 feet to a point; thence N. 03 degrees 50' E. 10.00 feet to a point; thence S. 87 degrees 18' 16" E. 120.00 feet to a point; thence S. 03 degrees 50' 51" W. and N. 88 degrees 28' 40" W. a distance of 109.62 feet to the point of beginning, containing 11,500 square feet, more or less.

Being the same property conveyed to Gary Hudgens by Quitclaim Deed from Lottie Hudgens, retaining a Life Estate, dated 03/30/2006 of record in Instrument Number 20060407-0040415, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to the Trustees of the Clyde J. Hudgens and Lottie R. Hudgens Revocable Living Trust U/A/D August 11, 1995 by Quitclaim Deed from Clyde J. Hudgens and Lottie R. Hudgens recorded as Instrument No. 20001204-0118608, said Register's Office.

This is improved property known as 0 Manila Ave, Nashville TN 37206

~~TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns, forever.~~

~~AND Grantor does hereby covenant with the Grantee that it is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered.~~

~~AND Grantor does further covenant and bind it and its successors and assigns, to warrant and forever defend the title to said real property to the Grantee, it successors and assigns, against, the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.~~

IN WITNESS WHEREOF, The Grantor has caused this instrument to be executed on this the 9 day of October, 2013.

GRANTOR:
Clyde J. Hudgens and Lottie R. Hudgens Revocable Living Trust

By: Gary W Hudgens
Gary W. Hudgens, Trustee

STATE OF Tn
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary W. Hudgens and Lottie R. Hudgens Revocable Living Trust with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is the Trustee of the Clyde J. Hud and as such Trustee he has the authority to execute this ~~Special Warranty~~ Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this 9 day of October, 2013.

Rebecca T. Garland
Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary W. Hudgens, successor trustee of the Clyde J. Hudgens and Lottie R. Hudgens Revocable Living Trust U/A/D August 11, 1995 with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed this Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this 9 day of October, 2013.

Rebecca T. Garland
Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.