QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 11/22/13 15:09 3 pgs
Fees:17.00 Taxes:0.00
20131122-0120611

Address of New Owner:
The John S. Griffith Family Trust
dated April 10th, 2013
3909 Parks Retreat Drive
Antioch, TN 37013

Send Tax Bills To:
Owner

Map & Parcel:
175-04-0-A 038.00 CO

THIS INSTRUMENT WAS PREPARED BY

Guaranty Title and Escrow Co.
721 President Place #100
Smyrna, TN 37167

Prepared from information furnished by the parties

STATE OF Tennessee
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transaction is
$ -0-

affiant

Subscribed and sworn to before me, this the ___ day of October, 2013.

Notary Public
Commission Expires: 5/23/16

PHILIP ELLIS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

I, Kelly Griffith Beals, do hereby quitclaim to The John S. Griffith Family Trust dated April 10th, 2013 its Successors and Assigns, all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

Land in **Davidson** County, Tennessee, being all of unit No. 14A, Phase Two Park Place as shown on Exhibit "E" to Master Deed of record in Instrument Number 20010214-0014161, re-recorded in Instrument No. 20010702-0069590, amended in Instrument No. 20011019-0114191, re-recorded in Instrument No. 20011212-0136927, and amended in Instrument No. 20030710-0095634 and re-recorded in Instrument No. 20030915-0134956, in the Register's Office of Davidson County, Tennessee, to which plat reference if hereby made for more complete details of said unit.

Being the same property conveyed to John S. Griffith and Leila R. Griffith of record in Instrument No. 20070123-0009051. Leila Griffith predeceased John S. Griffith.

Being the same property conveyed to Steven Griffith, Trustee, John S. Griffith Family Trust of record in Instrument No. 20130327-0029849, said Register's Office.

Being the same property conveyed by Joseph Patrick Ryan to the John S. Griffith Trust and Steven A. Griffith, Mark Griffith, Dennis Griffith and Kelly Griffith Beals by deed of record in Instrument No 20131118 0118950, said Register's Office.

This conveyance is intended to consent to establishment of the trust and vest any remaining interest in title of the property in the Trust. Grantor is one of four beneficiaries of the Trust and retains that interest.

This is improved property known as 3909 Parks Retreat Drive, Antioch, TN 37013

Witness my hand this the 28 day of October, 2013.

Kelly Griffith Beals

STATE OF Tennessee
COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kelly Griffith Beals, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Knoxville, TN this 28 day of October 2013.

DOTTIE D WALKER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Dottie D. Walker
Notary Public
Commission expires: My Commission Expires May 7, 2017

I, Philip Ellis, 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 and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 6/21/15.

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY