BILL GARRETT, Davidson County
Trans:T20130104759 DEEDQC
Recvd: 12/16/13 15:44 3 pgs
Fees:17.00 Taxes:0.00

20131216-0127019

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Jay K.M. Secor and Lydia C. Peelle, Co-Trustees The Miller Child Trust Company 1611 Franklin Avenue Nashville, TN 37206	SunTrust Mortgage, Inc. 201 4th Avenue North, 7th Floor Nashville, TN 37219	83-06 51

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Jay Ketcham Secor and Lydia Child Peelle**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Jay K. M. "Ketch" Secor and Lydia C. Peelle, Co-Trustees, The Miller Child Company Trust dated December 12, 2013**, a Tennessee revocable living trust agreement, ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being Lot No. 10 of Block "C" on the Plan of the Subdivision of Lots 8, 9, 10 and part of Lot 7, Block "A", Lots 13 & 14, Block "B" and all of Block "C" of the Weakley Place as of record in Plat Book 547, Page 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to **Jay Ketcham Secor and wife, Lydia Child Peelle**, by Warranty Deed from **Amy Beth Eller, unmarried**, dated April 10, 2007, of record in Instrument No. 20070413-0044741, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to: (1) All restrictions of record; (2) All easements of record; (3) All visible easements; (4) All matters appearing on the plan of record; (5) All applicable governmental and zoning regulations.

This is improved property known as: **1611 Franklin Avenue, Nashville, TN 37206**

Jay Ketcham Secor and **Jay K. M. "Ketch" Secor** are one and the same person.

Lydia Child Peelle and **Lydia C. Peelle** are one and the same person.

(Description from prior deed of record).

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 12th day of December, 2013.

Jay Ketcham Secor

Lydia Child Peelle

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 **Jay Ketcham Secor**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of December, 2013.

Notary Public

My Commission Expires:

11/18/2015

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 **Lydia Child Peelle**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of December, 2013.

Notary Public

My Commission Expires:

11/18/2015

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 12th day of December, 2013.

Notary Public

My Commission Expires:
11/18/2015

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY