

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December 2013

Notary Public

MY COMMISSION EXPIRES: 11/13/17

(AFFIX SEAL)

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY WITHOUT BENEFIT OF A TITLE SEARCH

LEHMAN TITLE & ESCROW, LLC 1646 Westgate Circle, Suite 102 Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anita R. Elder	NEW OWNER	**83-6-130**
(NAME) 117 Westhampton Place	(NAME)	
(ADDRESS) Brentwood, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

THE OLAN B. MITCHELL FAMILY TRUST

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANITA R. ELDER AND HUSBAND J. RANDOLPH ELDER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Beaumont Place, as of record in Book 332, Page 38, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to the Trustees of the Olan B. Mitchell Family Trust, Mary B. Mitchell and George Dwain Mitchell, Co-Trustees by Trustee's Deed from Mary B. Mitchell and George Dwain Mitchell, Co-Trustees of the Olan B. Mitchell Revocable Trust Agreement Dated August 27, 2004 of record in Instrument No. 20060103-0000565, Register's Office for Davidson County, Tennessee. The said Mary B. Mitchell and George Dwain Mitchell, having both since died, Benjamin S. Mitchell being the duly appointed successor Trustee of the Olan B. Mitchell Family Trust.

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

This is improved / unimproved X property, known as 216 Manchester Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever 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 this 20th day of December 2013

Benjamin S. Mitchell

Benjamin S. Mitchell, Trustee of the Olan B. Mitchell Family Trust

BILL GARRETT, Davidson County
Trans:T20140001953 DEEDQC
Recvd: 01/09/14 13:47 2 pgs
Fees:12.00 Taxes:0.00

20140109-0002447

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said State and County, **Benjamin S. Mitchell**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument acting as the Trustee(s) of the Olan B. Mitchell Family Trust, with the authority to transfer and convey by himself/herself/themselves as trustee(s) under the said Olan B. Mitchell Family Trust.

Witness my hand and official seal this 10 day of December, 2013.

Notary Public

My Commission expires: 11/13/17

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY