This instrument was prepared by:
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BILL GARRETT, Davidson County
Trans:T20140012360 DEEDQC
Recvd: 02/21/14 14:23 3 pgs
Fees:17.00 Taxes:0.00
20140221-0015155

PREPARED WITHOUT TITLE OPINION

Name and Address of Owner:
Robert Smiley & Nona Smiley, Trustees
2001 Kingsbury Drive
Nashville, Tennessee 37215

Mail Tax Statement to:
Robert Smiley & Nona Smiley
2001 Kingsbury Drive
Nashville, Tennessee 37215

I, or we, hereby swear or affirm that the actual consideration for the transfer of this property is $0.00 (exempt).

Affiant

Sworn to and subscribed before me this 12th day of February, 2014.

NOTARY PUBLIC

My Commission Expires: March 14, 2016

JOHN D. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
CARROLL COUNTY

Map 158-03-0 and Parcel No.(s): 023.00

QUITCLAIM DEED

This instrument made and entered into on this the 12th day of February, 2014, by and between Robert Phillip Smiley and Nona Jones Smiley, hereinafter referred to as SETTLOR, and Robert Phillip Smiley and Nona Jones Smiley, appearing as Trustees of The Robert Smiley and Nona Smiley Revocable Living Trust, hereinafter referred to as GRANTEE.

WITNESSETH

That for and in consideration of the sum of ONE AND NO/100 ($1.00) DOLLAR and other good and valuable consideration, there receipt of which is hereby acknowledged, Settlor conveys and quitclaims unto Grantee, all her right, title and interest in and to the following described real estate, more particularly bounded and described, to wit:

Being Lot No. 37 on the Plan of Hillsboro Park, Section II, as of record in Book 2331, pages 61 and 62, Register's Office for said County.

Said Lot No. 37 begins at a point on the westerly margin of Kingsbury Drive, on the dividing line of Lots 37 and 38; thence westwardly along the dividing line of Lots Nos. 37 and 38, 237 feet to a point; thence southerly along the dividing line of Lots Nos. 37 and 69, 198 feet to the northern margin of Gardendale Drive; thence eastwardly along the northern margin of Gardendale Drive, 212 feet to the beginning of a curve; thence around said curve, 39.3 feet to a point thence northerly 173 feet along the westerly margin of Kingsbury Drive, to the point of beginning.

This conveyance is made subject to:

Restrictive covenants contained in instruments of record in Book 2435, page 237; Book 2446, page 405; and Book 2447, page 303, Register's Office for Davidson County, Tennessee.

Covenants, agreements, restrictions and easements contained in instrument between J. L. Webb, Agent for H. B. Evans and Paul M. Davis, respecting the construction and maintenance of water mains, pumping facilities, tapping and pumping charges, etc., dated January 7, 1931, recorded January 30, 1931, in Book 872, page 505, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Phillip Smiley by quitclaim deed from Nona Jones Smiley of record in Book 8015, page 938, Register's Office for Davidson County, Tennessee. Nona Jones Smiley joins in this conveyance to convey whatever ownership interest she may possess as the spouse of Robert Phillip Smiley.

Description taken from prior deed.

Subject property is being sold and purchased in "as is condition" with no representation or warranty whatsoever by Settlor as to its condition or fitness for use other than as expressly set forth herein.

If the above property described property is agricultural, forest or open spaced land, and if such property will be converted to use other than that stipulated in TCA 67-5-1001, then pursuant to TCA 26-5-1008 or failure to file Greenbelt Application, the buyers shall be liable for all roll back taxes due.

IN TESTIMONY WHEREOF, Settlor has hereunto set its signature, this the day and date first above written.

ROBERT PHILLIP SMILEY

NONA JONES SMILEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of February, 2014,, before me personally appeared Robert Phillip Smiley and Nona Jones Smiley, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument and acknowledged that such persons executed the same as their free act and deed.

WITNESSED my hand and official seal at office on this the 12th day of February, 2014.

NOTARY PUBLIC

My Commission Expires: March 16, 2016

