BILL GARRETT, Davidson County
Trans:T20140014338 DEEDQC
Recvd: 03/03/14 09:27 2 pgs
Fees:12.00 Taxes:0.00
20140303-0017616

This instrument prepared by:
J. Randall Hooper
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Record and return to:
Same as preparer

Address of New Owner:
James C. Rackard, Trustee
Marilyn J. Rackard, Trustee
J & M Rackard Trust
3932 Cross Creek Road
Nashville, TN 37215

Send Tax Bills to:
New Owner

Map/Parcel:
117.14.0.079.00

QUITCLAIM DEED TO TRUSTEE

For good and valuable consideration, receipt of which is hereby acknowledged, **James C. Rackard and wife, Marilyn J. Rackard**, hereinafter called Grantors, have bargained and sold, and by these presents do quitclaim, transfer and convey unto **James C. Rackard and Marilyn J. Rackard, Trustees of the J & M Rackard Trust**, hereinafter called Grantees, their successors and assigns, all of Grantors' right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 18 on the Map of Sugar Tree Subdivision, as of record in Book 1424, page 100, Register's Office for Davidson County, Tennessee, described as follows:
>
> Beginning at a point in the east margin of Cross Creek Road at the corner of Lots Nos. 17 and 18; thence with the line between said lots, easterly 152.2 feet to the westerly line of the H. G. Hill Real Company's property; thence with their west line northerly 95 feet to a tree, being a corner of the Hill property; thence with their line easterly 50 feet to the corner of Lots Nos. 18 and 19; thence with the line between said lots, northwesterly 207.6 feet to the easterly margin of Cross Creek Road; thence with the margin of the same, southerly 164 feet to the beginning.
>
> Being the same property conveyed to James C. Rackard and Wife, Marilyn J. Rackard by deed from Donald William Lane and Wife, Mildred S. Lane of record in Book 3317, page 598, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to taxes for the current year and subsequent years and all existing restrictive covenants and conditions, liens, easements and other matters and encumbrances of record.

This is improved property, known as 3932 Cross Creek Road, Nashville Tennessee.

Grantees, as Trustees, shall have the power and authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of the real property described above.

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00. The purpose of this transaction is to transfer the subject property to a revocable living trust.

James C. Rackard, Grantee

Subscribed and sworn to before me this 28 day of February 2014.

Diana C. Gilfilen
Notary Public
My Commission Expires: March 3, 2015

DIANA C. GILFILEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 3 2015

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. 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 my hand this 28th day of February, 2014.

James C. Rackard, Grantor

Marilyn J. Rackard, Grantor

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned Notary Public, the within named Grantors, James C. Rackard and Marilyn J. Rackard with whom I am personally acquainted and who upon oath acknowledged that they executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 28 day of February, 2014.

Diana C. Gilfilen
Notary Public
My Commission Expires: March 3, 2015

DIANA C. GILFILEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 3, 2015