BILL GARRETT, Davidson County
Trans:T20140023997 DEEDQC
Recvd: 04/09/14 13:08 2 pgs
Fees:12.00 Taxes:0.00
20140409-0029669

THIS INSTRUMENT PREPARED BY:
MICHAEL J. PHILBIN, P.C.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215-2860

QUITCLAIM DEED

FROM : Melanie V. Walton, Unmarried

TO : William M. Oldham, Trustee of THE CHARLES F. WALTON IRREVOCALBE TRUST OF 2012 FOR THE BENEFIT OF MELANIE V. WALTON U/A/D 12-12-2012

State of Tennessee)
County of Davidson)

The actual consideration for the transfer of this interest is $ -0- .

Affiant

Subscribed and sworn to before me this 7th day of April, 2014.

Notary Public

7-6-15
Commission Expiration Date

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
WILLIAM M. OLDHAM, TRUSTEE 759 W. MARKET ST. AKRON, OH 44303	**SAME**	**MAP/PARCEL 104-15-291**

Whereas, it has come to the attention of Melanie V. Walton, the owner of the fee simple title to the property hereinafter described, that because the funds used to purchase this property were provided by the Charles F. Walton Irrevocable Trust Of 2012 For The Benefit Of Melanie V. Walton u/a/d 12-26-2012, title should have been vested in Trustee of the Trust rather than in Melanie V. Walton, unmarried; and

Whereas, this was an inadvertent and unintentional error to have vested title in Melanie V. Walton, unmarried, and it is purpose of this Quitclaim Deed is to correct this error.

Now therefore, in consideration of the premises, know all men by these presents that Melanie V. Walton, unmarried, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of establishing a fee simple estate in William M. Oldham, Trustee of the Charles F. Walton Irrevocable Trust Of 2012 For The Benefit Of Melanie V. Walton u/a/d 12-26-2012, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto William M. Oldham, Trustee of the Charles F. Walton Irrevocable Trust Of 2012 For The Benefit Of Melanie V. Walton u/a/d 12-26-2012, the entire right, title and interest that she (Melanie V. Walton, unmarried), has in and to a certain tract or parcel of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being the easterly 60 feet of the westerly 125 feet of the southerly one half of Lot No. 36 on the Map of Belair of record in Plat Book 332, page 6, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Melanie V. Walton, unmarried, by Warranty Deed from Kaz C. Kikkawa and Kimberly F. Kikkawa, husband and wife of record in Instrument No. 20130304-0021092, Register's Office for Davidson County, Tennessee.

This is improved property known as 2610 Westwood Avenue, Nashville. TN 37212.

This conveyance is subject to property taxes for 2014 which are not yet due and payable, all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the public records.

WITNESS my hand this 7th day of April, 2014.

Melanie V. Walton

Melanie V. Walton, unmarried

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared, Melanie V. Walton, 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 as her free act and deed for the purposes therein contained.

Witness, my hand and official seal at Nashville, Tennessee, this the 7th day of April, 2014.

My Commission Expires: SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 6, 2015

Notary Public

Shannon Philbin

Printed Name of Notary