This instrument prepared by:
(And return to:)

Jeffrey M. Grissim,
Attorney at Law
2309 Crestmoor Road, Ste 300
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140030986 DEEDQC
Recvd: 05/06/14 08:50 2 pgs
Fees:12.00 Taxes:0.00
20140506-0038297

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NO.:
JAMES WILSON 3849 Saunders Avenue Nashville, TN 37216	SAME	061-10-0-117.00

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Sandra Gunther, Executrix for the Estate of Eric H. Gunther and Trustee of the Testamentary Trust of Eric H. Gunther for the benefit of James Wilson,** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **James Wilson** (the "Grantee"), his successors and assigns, all of their right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described as follows:

BEING Lot No. 14 on the Maple Heights Subdivision, of record in Book 547, Page 77 and 78, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Eric Gunther by deed of record in Instrument No.: 20100512-0036427, Register's Office for Davidson County, Tennessee. Eric Gunther is one and the same as Eric H. Gunther. Eric H. Gunther having since deceased on the 17th day of March, 2011, testate. Eric H. Gunther's estate having been probated in the 7th Circuit Court for Davidson County, Probate Division, Tennessee, bearing Probate Docket No.: 11P-563; and establishing the Testamentary Trust of Eric H. Gunther for the benefit of James Wilson.

The legal description provided herein is exactly the same as in the prior recorded deed.

This is improved property known as: 3849 Saunders Avenue, Nashville, TN 37216.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever 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 our hands this 11 day of December, 2013.

TESTAMENTARY TRUST
OF ERIC H. GUNTHER &
ESTATE OF ERIC H. GUNTHER

Sandra O. Gunther, Exe

GRANTOR - SANDRA GUNTHER, Trustee & Executrix

Jeffrey M. Grissim, Esq.
M. Trust

STATE OF Maine)
COUNTY OF Oxford)

On this 11TH day of December, 2013, before me, the undersigned a Notary Public in and for said County and State, personally appeared **Sandra Gunther**, Executrix for the Estate of Eric H. Gunther and Trustee for the Eric H. Gunther Testamentary Trust for the Benefit of James Wilson, to me known to be the person who executed the foregoing instrument in behalf of the Estate of Eric H. Gunther and Eric H. Gunther Testamentary Trust for the Benefit of James Wilson, and acknowledged that she executed the same as the free act and deed of the said Estate of Eric H. Gunther and Eric H. Gunther Testamentary Trust for the Benefit of James Wilson.

Witness my hand and seal at Bethel, State of Maine, this (the) 11th day of December, 2013.

Carol G Bourque
Notary Public

My Commission Expires:

CAROL A. BOURQUE
Notary Public-Maine
My Commission Expires
October 11, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $ -0-.

Affiant

Subscribed and sworn before me this 5TH day of MAY, 2015.

KELLEY LYN DAVISON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2018

Kelley Lyn Davison
NOTARY PUBLIC
My Commission Expires: 03-06-2018