(2)

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

BILL GARRETT, Davidson County
Trans:T20140034997 DEEDQC
Recvd: 05/20/14 10:23 2 pgs
Fees:12.00 Taxes:0.00
20140520-0043200

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration is $0.00

Affiant: _____

Subscribed and sworn before me, this the 16th day of May, 2014.

Notary Public: _____
My Commission Expires: _____

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

ADDRESS OF NEW OWNER:
Joseph John Bauer, Trustee
912 Calib Court
Franklin, TN 37067

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
150-0. 212.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Nations Trust Mortgage Corporation** (hereinafter referred to as "**GRANTOR**") does quitclaim and convey all of its undivided right, title and interest to the hereinafter described property to **Joseph John Bauer, Trustee of the Bauer 1995 Revocable Trust**, (hereinafter referred to as "**GRANTEE**") their heirs and assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot 64, SECTION 2, HARBOR LANDING, as shown on plat of record in Plat Book 6250, Page 352 corrected in Book 6803, Page 579, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Judith A. Butler, now known as Judith A. Mayo to Robert K. Sims and Angela J. Sims as recorded on the 24th day of May, 2007 at Instrument No. 20070524-0061686 and Warranty Deed from Jerry Butler Builders, Inc. to Robert K. Sims and Angela J. Sims, Judith A. Butler, unmarried as recorded on the 26th day of March, 1987 in Deed Book 7181, Page 873, in the Register's Office of Davidson County, Tennessee.

AND

Being the same property conveyed by Nations Trust Mortgage Corporation by deed from Robert K. Sims and Angela J. Sims of record in Instrument No. 20140520-0043199, Register's Office of Davidson County, Tennessee.

This is property is commonly known as: 3008 Country Way Road, Nashville, TN 37013.

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.

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

IN WITNESS WHEREOF, this document was executed this 16th day of May, 2014.

Nations Trust Mortgage Corporation

By: Joe Bauer, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Joe Bauer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself to be the President of Nations Trust Mortgage Corporation, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Joe Bauer as such President.

Witness my hand and official seal at Franklin, Tennessee, this 16th day of May, 2014.

Notary Public

My Commission Expires:_____

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016