This Instrument Prepared From Information Furnished by the Parties by:
Stevens & Stevens, PLLC, Attorneys at Law, 313 Enon Springs Rd East, Smyrna, Tennessee 37167

Map & Parcel No.: 13500017900

SEND TAX BILLS TO:	NAME AND ADDRESS OF NEW OWNERS:
NEW OWNER	James N. Yates 2340 Smith Springs Road Nashville, TN 37217

BILL GARRETT, Davidson County
Trans:T20140036015 DEEDQC
Recvd: 05/22/14 13:59 2 pgs
Fees:12.00 Taxes:0.00
20140522-0044324

STATE OF TENNESSEE)
ss.:
COUNTY OF RUTHERFORD)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration; I the undersigned, **James N. Yates, Trustee of The Maude B. Yates Revocable Living Trust Agreement**, hereby quitclaim unto **James N. Yates**, his heirs and assigns forever, all of my right, title and interest in and to that certain tract or parcel of real estate situated in Davidson County, State of Tennessee, and being further described as follows, to-wit:

BEGINNING at an iron rod situated in the northeasterly margin of Smith Springs Road, said point being the southwest corner of the property conveyed to Todd Slocum of record in Book 11229, Page 345, R.O.D.C., Tennessee and the southeast corner of the property herein described.

Thence, with said road, N 30 deg. 46 min. 32 sec. W, a distance of 17.47 feet to a concrete monument;

Thence, around a curve the left having a central angle of 15 deg. 13 min. 28 sec., a radius of 766.17 feet, a tangent of 101.41 feet, a length of 201.65 feet and a chord which bears N 38 deg. 18 min. 55 sec. W for a distance of 201.06 feet to an iron rod;

Thence, leaving said road and following the southerly line of the property conveyed to James Yates of record in Book 3874, page 988, R.O.D.C., Tennessee, N 82 deg. 42 min. 42 sec. E, a distance of 159.38 feet to an iron rod;

Thence, S 61 deg. 57 min. 18 sec. E, a distance of 52.00 feet to an iron rod;

Thence, S 44 deg. 37 min. 18 sec. E a distance of 69.70 feet to an iron rod at the northwest corner of the aforementioned Todd Slocum property;

Thence S 45 deg. 06 min. 06 sec. W, a distance of 168.48 feet to the point of beginning and containing 24486.83 square feet or 0.56 acres of land more or less.

Being the same property conveyed to Maude Yates by that certain Executrixes' Quitclaim Deed from Penny Ellis Payne Bradshaw and Janie Ellis Knight, Co-Executrixes of the Estate of Vivian Yates Ellis, dated September 18, 2000 and appearing of record as Instrument No. 20000927-0095526, Register's Office of Davidson County, Tennessee. The said Maude Yates (also known as Maude B. Yates)

died testate in Davidson County, Tennessee on February 3, 2013 leaving her entire residuary estate to the Trustee of The Maude B. Yates Revocable Living Trust Agreement pursuant to the terms of her Last Will and Testament which appears of record in Probate Case No. 13P-1602, Davidson County Circuit Court Clerk's Office.

This is unimproved property known as 2344 Smith Springs Road, Nashville, TN 37217.

This conveyance is subject to any and all matters appearing of public record.

This quitclaim deed was prepared without the benefit of a full title search by Stevens & Stevens, PLLC.

IN WITNESS WHEREOF, we have hereunto set our signatures on this the 6 day of May, 2014.

JAMES N. YATES, TRUSTEE

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named **James N. Yates, Trustee of The Maude B. Yates Revocable Living Trust Agreement,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing (QUITCLAIM DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Smyrna, Tennessee, this the 6th day of May, 2014.

Notary Public

Debbie Hofbauer STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

My Commission Expires: 9-21-2016

I hereby swear or affirm that the actual consideration given for this transfer is -0-. This conveyance is exempt from transfer tax pursuant to Tennessee Code Annotated § 67-4-409(a)(3)(G) in that the transfer is from the trustee of a revocable living trust to implement a testamentary devise by the Trustor of the trust.

Affiant

Sworn to and subscribed before me this the 6th day of May, 2014.

Notary Public

My Commission Expires: 9-21-2016

Debbie Hofbauer STATE OF TENNESSEE NOTARY PUBLIC Rutherford County