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.: 12400009600

SEND TAX BILLS TO:	NAME AND ADDRESS OF NEW OWNERS:
NEW OWNER	Terry W. Yates & James N. Yates 2336 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
20140522-0044325

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 and Terry W. Yates**, as tenants in common, their 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:

> Land in the 2nd, formerly the 4th Civil District, of Davidson County, Tennessee, being Lot No. 3 on an unrecorded survey prepared by John H. Wright, Surveyor, dated November 9, 1989 and revised November 6, 1990, described as follows, to-wit:
>
> Beginning at a point in the southerly margin of Pugh Road and thence with a slight curve 110.40 feet to a point; thence south 83°15'43" East, 168.21 feet to a point; thence south 10°04'54" West, 583.92 feet to a point; thence north 82°31'30" West, 279.60 feet to a point; thence north 10°10'49" East, 589.17 feet to the beginning and containing 3.73 acres, more or less.
>
> Being the same property conveyed to Maude Brady Yates by quitclaim deed from Zelbert D. Brady and wife, Billie S. Brady, dated April 4, 1996 and appearing of record in Deed Book 10009, page 790, Register's Office of Davidson County, Tennessee. The said Maude Brady Yates (also known as Maude B. Yates) died testate as a widow 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 Pugh Road, Hermitage, TN 37076.

This conveyance is made 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, I have hereunto set my signature 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

Debbie Hofbauer STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

My Commission Expires: 9-21-2016