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.: 13500017700

| SEND TAX BILLS TO: | NAME AND ADDRESS OF NEW OWNERS: |
|---|---|
| NEW OWNER | Terry W. Yates<br>2336 Smith Springs Road<br>Nashville, TN 37217 |

BILL GARRETT, Davidson County
Trans:T20140036015 DEEDQC
Recvd: 05/22/14 14:00 2 pgs
Fees:12.00 Taxes:0.00
20140522-0044328

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 **Terry W. 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:

Land in the Second Civil District of Davidson County, Tennessee, described as follows: Beginning in the north margin of Smith Springs Road in the southeast corner of the Moseley Tract, running north 210 feet to an iron pin; thence east 217 feet to an iron pin; thence south 250 feet to the margin of said road at a cedar tree; thence west 121 feet with the margin of said road to the point of beginning.

Being the same property conveyed to James W. Yates and wife, Maude B. Yates, by quitclaim deed dated January 11, 1992 and appearing of record in Deed Book 8528, page 674, Register's Office of Davidson County, Tennessee. The said James W. Yates predeceased Maude B. Yates, leaving her as the surviving tenant by the entirety. The said 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 improved property known as 2334 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, 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.

Debbie Hofbauer
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.

Jerry W. Yates
Affiant

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

Debbie Hofbauer
Notary Public

My Commission Expires: 9-21-2016

Debbie Hofbauer STATE OF TENNESSEE NOTARY PUBLIC Rutherford County