Davidson County DEEDQC Recvd: 06/16/14 15:24 3 pgs Fees:17.00 Taxes:0.00 **20140616-0052412**	

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson, Attys.** **2000 Richard Jones Road** **Suite 110** **Nashville, TN 37215** **(615) 383-4429**	STATE OF TENNESSEE, COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 13th day of June, 2014. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Stephen Mathews & Karen Bell 412 Sunnyside Drive Nashville, TN 37205	New Owner	Map 116-11-0 Parcel 043.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **George E. Mudter, Jr., Trustee, with full power to mortgage, sell, convey, lease or otherwise alienate without the joinder of any beneficiary** (hereinafter referred to as "Grantor") does hereby quitclaim, transfer and convey unto **Stephen Mathews and Karen Bell, as joint tenants with rights of survivorship,** their heirs and assigns, all of his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 412 Sunnyside Drive, Nashville, Tennessee 37205.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of June, 2014.

Trustee

George E. Mudter, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named George E. Mudter, Jr., Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of June, 2014.

NOTARY PUBLIC
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 14, the northerly 20 feet of Lot No. 13, and the southerly 50 feet of Lot No. 15 on Block "E" on the Map of the Malone Property called Honeywood Subdivision, described according to an unrecorded plan made by W.B. Southgate, as follows:

Beginning at an iron pin on the easterly side of Sunnyside Drive 900 feet south of the northerly line of Malone Avenue; thence southerly with the easterly side of Sunnyside Drive 170 feet; thence at right angles easterly 281 feet to the easterly line of the Malone property; thence northerly with the easterly line of said property 170 feet; thence at right angles westerly 283 feet to the beginning.

Being the same property conveyed to George E. Mudter, Jr., Trustee, with full power to mortgage, sell, convey, lease or otherwise alienate without the joinder of any beneficiary, by Warranty Deed dated April 21, 2014, from Steven J. Puricelli and wife, Ann M. Puricelli, of record in Instrument No. 20140423-0034020, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ELIZABETH J. SMITH, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015