BILL GARRETT, Davidson County
Trans:T20140047012 DEEDQC
Recvd: 07/01/14 16:11 2 pgs
Fees:12.00 Taxes:0.00
20140701-0057938

Prepared by and Returnable to:
Robert C. Ashworth, Attorney at Law
Ashworth Law Firm, PLLC
1031 Westhaven Blvd
Franklin, Tennessee 37064

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel:
Shayne L. Thigpen 215 Bonnafield Drive Hermitage, Tennessee 37076	New Owner	075-09--0-041.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, JAMES REX THIGPEN, Successor Trustee of the Thigpen Joint Revocable Living Trust, U/A/D May 29, 1997, ("Grantor") does hereby quitclaim and convey unto SHAYNE LEA THIGPEN, a married man ("Grantee"), his heirs and assigns, all of Grantor's right, title and interest in and to a certain tract(s) or parcel(s) of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 134 on the Map of Hermitage Hills Subdivision, Section 1, a plat of which is of record in Plat Book 2900, Page 48, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Thigpen and wife, Jeane Thigpen, Trustees U/A/D May 29, 1997 of the Thigpen Joint Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto, by Quitclaim Deed, from James Thigpen, Jr. and wife, Jeane M. Thigpen, Individually, dated May 29, 1997, of record in Book 10482, Page 426, Register's Office for Davidson County, Tennessee. James Thigpen, a/k/a James Junior Thigpen and further a/k/a James Thigpen, Jr., having died on June 21, 2010 and Jeane Thigpen, a/k/a Nelda Jeane Thigpen, having died on May 3, 2014, with James Rex Thigpen named as Successor Trustee of the Thigpen Joint Revocable Living Trust Agreement, executed on May 29, 1997.

This is improved property known as 215 Bonnafield Drive, Hermitage, TN 37076. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from recorded documents/been supplied by a third party and the Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 25th day of June, 2014.

James Rex Thigpen, Successor Trustee
JAMES REX THIGPEN, Successor Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, JAMES REX THIGPEN, Successor Trustee of the Thigpen Joint Revocable Living Trust Agreement, U/A/D May 29, 1997, the within named bargainor, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who proved himself to be authorized to execute this instrument as Successor Trustee, and who did execute this instrument for the purposes herein contained.

Witness my hand, at office, this 25th day of June, 2014.

My Commission Expires Mar.30, 2015

Notary Public

My commission expires: _____

My Commission Expires Mar.30, 2015

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is $ -0-.

James Rex Thigpen
AFFIANT

Subscribed and sworn to before me, this 25th day of June, 2014.

Notary Public

My Commission Expires Mar.30, 2015

My Commission Expires: _____

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY