This instrument prepared by:
LAW OFFICE OF TONI WAYNICK RUTGERSON
200 Nashboro Blvd
P.O. Box 17116
Nashville, TN 37217
(615) 885-5707

Davidson County DEEDQC
Recvd: 08/05/14 15:23 2 pgs
Fees:12.00 Taxes:0.00
20140805-0070403

ADDRESS OF NEW OWNER:
Ralph Duncan, Trustee
The Ralph Duncan Trust
2640 Sporting Hill Bridge Road
Thompsons Station, TN 37179

SEND TAX BILL TO:
To New Owner

MAP **142-15**
PARCEL **14**

THIS INSTRUMENT PREPARED BY INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITH NO TITLE SEARCH PERFORMED.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of love and affection and no monetary consideration, **Ralph Duncan and wife, Diane Duncan** have bargained and sold, and do hereby remise, release and forever quitclaim unto **RALPH DUNCAN, TRUSTEE OF "THE RALPH DUNCAN TRUST"**, its successors and assigns, their entire right, title and interest in and to a certain tract of land in **Davidson County, Tennessee**, described as follows:

BEING Lot No. 95 on the Plan of Harpeth Valley Park, Section 1, as of record in Book 3600, pages 93 and 94, Register's Office for Davidson County, Tennessee.

Said Lot No. 95 fronts 90.3 feet on the northerly side of Harpeth Bend Drive and extends back 190.7 feet on the westerly line and 191.0 feet on the easterly line, to a line in the rear on which it measures 87.5 feet.

BEING the same property conveyed to Ralph Duncan and wife, Diane Duncan, by Warranty Deed from Amy Katherine Jones, unmarried, of record as Book 773, Page 94 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, limitations, encumbrances, easements, zoning and planning ordinances, and health department regulations that may affect the premises, including but not limited to restrictive covenants of record in Book 3857, page 858, and to easements, setback lines, conditions of owners' certificate, etc., as shown on plan of record in Book 3600, page 93, Register's Office for Davidson County, Tennessee.

This conveyance is further made subject to real property taxes for 2014 and subsequent years.

This is improved property known as:
626 Harpeth Bend Drive, Nashville, TN 37221

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $0.00.

Ralph Duncan
Affiant

Subscribed and sworn to before me this 31st day of June, 2014.

Notary Public

TONI RUTGERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Comm. Expires June 1, 2016

IN WITNESS WHEREOF we have hereunto set our hands on this the 31st day of July, 2014.

RALPH DUNCAN, Bargainor

DIANE DUNCAN, Bargainor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ralph Duncan and Diane Duncan, the Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Quitclaim Deed for the purposes therein contained.

Subscribed and sworn to before me this 31st day of July, 2014.

Notary Public

TONI RUTGERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Comm. Expires June 1, 2016

CERTIFICATION
I, Toni Rutgerson, do hereby make oath that I am 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.

Toni Rutgerson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of July, 2014 personally appeared before me, Rebecca R. Waynick, a notary public for this county and state, Toni Rutgerson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca R. Waynick

My Commission Expires:

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN
My Comm. Expires July 7, 2015