BILL GARRETT, Davidson County
Trans:T20140067373 DEEDQC
Recvd: 09/10/14 10:59 2 pgs
Fees:12.00 Taxes:0.00
20140910-0082852

Prepared by and Recording Requested by:
Gaines & Associates PLLC
Maryland Farms
5214 Maryland Way, Suite 402
Brentwood, TN 37027

Tax Parcel #:Map 84-1 Parcel 78

# QUIT CLAIM DEED

Owner & Property Address:
UNADELL WARD, Trustee
MAEBELLE N. DENNEY
LIVING TRUST
108 Blue Hills Court
Nashville, TN 37214

Mail Tax Statements To:
Unadell Ward, Trustee
1292 Highland Hall Dr.
Boone, NC 28607

The GRANTOR, MAEBELLE N. DENNY, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, remise, release, quit claim, and convey grantors right, title, and interest in and to the below-described property to:

**UNADELL WARD, Trustee of the MAEBELLE N. DENNEY LIVING TRUST, dated September 5, 2014**

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 11, on the Plan of Rosebank Court, of record in Book 5106, Page 72, in the Register's Office for said County.

Said Lot No. 11 fronts 125 feet on the southerly side of Colbert Drive and runs back 166 feet on the easterly line and 177.2 feet on the westerly line, to a broken line in the rear, measuring 125.9 feet, thereon.

Being the same property conveyed to the party of the first part by Affidavit of Inheritance (Real Estate) of record at Instrument Number 20040202 0012630, in said Register's Office.

SAID TRUSTEE OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 9th day of September, 2014, by the undersigned.

MAEBELLE N. DENNEY
Maebelle N. Denney by
BY: Unadell Ward, Attorney-in-Fact
UNADELL WARD, ATTORNEY IN FACT

STATE OF North Carolina

COUNTY OF Watauga

BEFORE ME, a Notary Public of the State and County aforementioned, personally appeared Unadell Ward, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Maebelle N. Denney acknowledged that such person executed the same as the free act and deed of Maebelle N. Denney.

WITNESS my hand and Notarial Seal at office this 9th day of September, 2014.

Jane C. Thompson
NOTARY PUBLIC

Jane C. Thompson
Notary Public
Watauga County
North Carolina
My Commission Expires 6/27/2015

My Commission Expires: 6/27/2015

**THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. § 67-4-409(a)(3)(F).**

STATE OF North Carolina
COUNTY OF Watauga

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

Maebelle N. Denney by
Unadell Ward, Attorney in Fact
**AFFIANT**

Subscribed and sworn to before me this 9th day of September, 2014.

Jane C. Thompson
NOTARY PUBLIC

Jane C. Thompson
Notary Public
Watauga County
North Carolina
My Commission Expires 6/27/2015

My Commission Expires: 6/27/2015