This Instrument Prepared By:
Sherrard & Roe PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Davidson County DEEDQC
Recvd: 11/13/14 15:35 6 pgs
Fees:32.00 Taxes:0.00
20141113-0104977

QUITCLAIM DEED

Address New Owners:
William J. Anderson and
Patricia W. Anderson, Co-Trustees
William J. and Patricia W. Anderson Trust
918 Bowring Park
Nashville, TN 37215

Send Tax Bills To:
same

Map/Parcel Number:
Map 117.13-0B
Parcel No. 156.00-CO

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the undersigned, William J. Anderson and Patricia W. Anderson (the "Grantors"), do hereby quitclaim, transfer and convey all of their right, title and interest in and to the following described property to William J. Anderson and Patricia W. Anderson, and their successors in trust, as Co-Trustees of the William J. and Patricia W. Anderson Trust, a Tennessee Community Property Trust, dated November 13, 2014 (the "Grantees"), said property being a tract or parcel of land in Davidson County, State of Tennessee described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 13th day of November, 2014.

Williams J. Anderson, Grantor

Patricia W. Anderson, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared William J. Anderson, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 13th day of November, 2014.

Erin M. Walker
Notary Public

My Commission Expires: 9-10-18



NOTARY PUBLIC
Erin M. Walker
My Commission Expires
September 10, 2018
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Patricia W. Anderson, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 13th day of November, 2014.

Erin M. Walker
Notary Public

My Commission Expires: 9-10-18



NOTARY PUBLIC
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STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409 (a)(3)(F) – creation of a revocable trust by the grantors.

Carla L Lovell
Affiant

Subscribed and sworn to before me this 13th day of November, 2014.

Erin M. Walker
Notary Public

My Commission Expires: 9-10-18

ERIN M. WALKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Erin M. Walker
My Commission Expires
September 10, 2018
STATE OF TENNESSEE

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1020 on the Plan of Abbottsford, Phase 2 Revision 1, as of record in Instrument No. 20010502-0044874, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to William J. Anderson and Patricia W. Anderson, as tenants by the entirety, by deed of record at Instrument Number 20141113-0104910, Register's Office for Davidson County, Tennessee.

This is improved property located at 918 Bowring Park, Nashville, Tennessee 37215.

This conveyance is made subject to:

1. Restrictive covenants contained in an instrument of record in Book 6537, page 303, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).

2. Declaration of Restrictive Covenants and Reciprocal Easements of record in Book 6478, page 177, as amended in Book 6530, page 242, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).

3. Declaration of Covenants, Conditions and Restrictions for Abbottsford Homeowners Association, Inc., of record in Book 8106, page 1 as amended in Book 8627, page 254, Book 9381, page 876, Book 10458, page 810 and Instrument No. 20010330-0030930 supplemental in Instrument No. 20010502-0045152 and re-recorded in Instrument No. 20010514-0049648, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).

4. Dedication of common area to Abbottsford Homeowners Association, Inc. of record in Instrument No. 20041214-0148658, Register's Office for Davidson County, Tennessee.

5. Charter of Incorporation of Abbottsford Homeowners Association, Inc. of record in Book 6548, page 213, Register's Office for Davidson County, Tennessee.

6. Easement for Metropolitan Ordinances BL2000-545 and BL 2000-546 of record in Minute Book 61, page 295, in the Office of the Metropolitan Council of the Metropolitan Government of Nashville and Davidson County.

7. All matters appearing on the Plan of record as Instrument No. 20010502-0044874, revised in Instrument No. 20020305-0027572 as corrected in Instrument No. 20020828-0104512, Register's Office for Davidson County, Tennessee.

8. All matters appearing on the Plan of record as Book 6250, page 418, Register's Office for Davidson County, Tennessee.

9. Easement for water line of record in Book 1286, page 690 and Book 1037, page 572, Register's Office for Davidson County, Tennessee.

10. Storm water detention agreement of record in Book 6555, page 328 and Instrument No. 20010425-0040838, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, 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.

Carla Lovell

Carla L. Lovell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Carla L. Lovell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 13th day of November, 2014.

Erin M. Walker

Notary Public

My Commission Expires: 9-10-18

ERIN M. WALKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Erin M. Walker
My Commission Expires
September 10, 2018
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