THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

BILL GARRETT, Davidson County
Trans:T20140087457 DEEDQC
Recvd: 11/20/14 10:30 2 pgs
Fees:12.00 Taxes:0.00
20141120-0106966

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
John L. Ambrose, III 1016 Cobbler Court Nashville, TN 37221	New Owner	091-14-0-E-001.00 CO (Unit A) 091-14-0-E-002.00 CO (Unit B)

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **John L. Ambrose, III and Keith E. McKissock, as Co-Trustees of the Barbara B. Ambrose Family Trust UAD May 21, 2014,** by these presents do hereby quitclaim and convey unto **John L. Ambrose, III, an unmarried man,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit Nos. A and B on the Plan of Declaration of Covenants, Conditions and Restrictions for 5705 Maxon Avenue Cottages, a Horizontal Property Regime with Private Elements, as shown as Exhibit Map of record in Instrument Number 20141003-0092012, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Barbara Ann Ambrose by Warranty Deed from Eric Sox and George Brandt of record in Instrument No. 20130910-0095293, and corrected by Scrivener's Affidavit Correction of Warranty Deed of record in Instrument No. 20131024-0110817, Register's Office for Davidson County, Tennessee, dated September 6, 2013 and recorded on September 10, 2013.

Barbara Anne Ambrose died May 21, 2014. Her estate being administered through Williamson County Probate Court, Docket No. P7520. Item 6 of the Last Will and Testament of Barbara B. Ambrose establishes the Barbara B. Ambrose Family Trust. Per Item 5, John L. Ambrose, III, spouse of Barbara B. Ambrose, executed a Qualified Disclaimer to disclaim monies into the Barbara B. Ambrose Family Trust.

Being part of the same property previously conveyed to Eric Sox and George Brandt by Substitute Trustee's Deed from Rubin Lublin, PLLC fka Rubin Lublin Suarez Serrano, LLC, Substitute Trustee of record in Instrument No. 20130903-0092323, as corrected by Corrective Substitute Trustee's Deed of record in Instrument No. 20131024-0110814, Register's Office for Davidson County, Tennessee, dated August 28, 2013 and recorded on September 3, 2013.

Being part of the same property previously conveyed to Joseph Beale, unmarried by Warranty Deed from Rusty Edwards of record in Instrument No.20020723-0088356, Register's Office for Davidson County, Tennessee, dated July 15, 2002 and recorded on July 23, 2002.

This is improved property known as 5705 Maxon Avenue, Units A & B, Nashville, TN 37209.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
18th day of November, 2014.

Affiant

My commission expires: 7-2-18
(Affix Seal)

Notary Public

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 18th day of November, 2014.

BARBARA B. AMBROSE FAMILY TRUST UAD MAY 21, 2014

JOHN L. AMBROSE III, CO-TRUSTEE

KEITH E. MCKISSOCK, CO-TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John L. Ambrose III and Keith E. McKissock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Trustees of the Barbara B. Ambrose Family Trust UAD May 21, 2014, and who further acknowledged that they are authorized by said Trust Agreement to e3xecute the within instrument as Co-Trustees of said Trust.

Witness my hand and seal this 18th day of November, 2014.

Notary Public

My Commission Expires: 7-2-2018

