This transfer is exempt from the payment of any transfer tax as provided in T.C.A. § 67-4-409(a)(3)(f).

BILL GARRETT, Davidson County
Trans:T20140087696 DEEDQC
Recvd: 11/21/14 08:58 2 pgs
Fees:12.00 Taxes:0.00
20141121-0107239

This instrument was prepared by:
AmeriEstate Legal Plan, Inc.
3525 Hyland Ave. Suite 150
Costa Mesa, CA 92626

Address New Owner as Follows:	**Send Tax Bill to:**	**Map Parcel Number:**
THE JAMES AND ANN EDWARDS LIVING TRUST 2504 HESSEY PASS MOUNT JULIET, TN 37122	JAMES P. EDWARDS and ANN C. EDWARDS Trustee(s) of THE JAMES AND ANN EDWARDS LIVING TRUST 2504 HESSEY PASS MOUNT JULIET, TN 37122	110030A01900CO

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that JAMES P. EDWARDS and wife, ANN C. EDWARDS, for and in consideration of the sum of Ten Dollars and 00/100 ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and do hereby remise, release and forever quitclaim unto JAMES P. EDWARDS and ANN C. EDWARDS Trustee(s) respectively, and his/her/their successors in a Revocable Living Trust for the benefit of JAMES P. EDWARDS and ANN C. EDWARDS, under the terms of THE JAMES AND ANN EDWARDS LIVING TRUST Dated 9-29-14, its successors and assigns, his/her entire right title and interest in and to a certain tract or parcel of land in **DAVIDSON County, Tennessee,** described as follows:

BEING LOT NO. 19, ON THE PLAN PHASE I, LAKESIDE MEADOWS, OF RECORD IN INSTRUMENT 20080331-0031829, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SUBJECT TO ALL COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD.

BEING the same land conveyed to JAMES P. EDWARDS and ANN C. EDWARDS from FRANK BATSON HOMES, INC., by Deed of record as INSTRUMENT #20100505-0034129 recorded on MAY 5, 2010, in the Register's Office for DAVIDSON County, Tennessee.

Description contained herein was taken from a prior deed and without benefit of an updated survey. Preparer makes no representation as to the accuracy of said description.

This improved property is known as: 2504 HESSEY PASS, MOUNT JULIET, TN 37122

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

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WITNESS my hand this 29 day of Sept, 2014

JAMES P. EDWARDS

ANN C. EDWARDS

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and said county and state, JAMES P. EDWARDS and ANN C. EDWARDS with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Mount Juliet Tennessee, this 29 day of Sept, 2014.

Notary Public

My Commission expires: 10-24-17

AFFIDAVIT OF VALUE

The actual consideration for this transfer is $-0-

Affiant

DANIEL S. BRADDOCK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF PUTNAM

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn to before me this 29 day of Sept, 2014.

Notary Public

My Commission Expires: 10-24-17

DANIEL S. BRADDOCK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF PUTNAM

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION GIVEN BY THE PARTIES HERETO. DESCRIPTION CONTAINED HEREIN WAS TAKEN FROM A PRIOR DEED AND WITHOUT BENEFIT OF AN UPDATED SURVEY. PREPARER MAKES NO REPRESENTATION AS TO THE ACCURACY OF SAID DESCRIPTION.