STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BILL GARRETT, Davidson County
Trans:T20150007659 DEEDQC
Recvd: 01/30/15 13:55 2 pgs
Fees:12.00 Taxes:0.00
20150130-0009057

The actual consideration for this transfer is $ 0.

Ronald O. Miller
Affiant

Subscribed and sworn to before me this 1st day of September, 2014.

Eric E. Rogers
Notary Public

My Commission Expires: 3/3/2015

ERIC E. ROGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This instrument prepared by:

Eric E. Rogers, Esq.
P. O. Box 190482
Nashville, TN 37219-0482

Address New Owner as Follows:	**Send Tax Bills to:**	**Map/Parcel Numbers:**
Ronald O. Miller **905 Villa Place** **Nashville, Tennessee 37212**	**Ronald O. Miller** **905 Villa Place** **Nashville, Tennessee 37212**	**105 13 0 382.00**

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Ronald O. Miller, Successor Trustee of The Dorothy C. Miller Revocable Living Trust, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Ronald O. Miller, and his successors and assigns, all of the right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING part of Lot marked "Jacob Schmidt" nine acres, of the Plan of the W. L. B. Lawrence Lands, as of record in Book 21, Page 148, Register's Office for said County and described further according to a plat of the land of Jacob Schmidt heirs, made by W. B. Southgate, Surveyor, and of record in Book 547, page 120, of said Register's Office, as follows:

BEGINNING at the northeast corner of Caruthers Avenue and 10th Avenue South; running thence northerly with the easterly margin of 10th Avenue 50 feet, thence easterly and parallel with Caruthers Avenue 135 feet, more or less; thence southerly and parallel with 10th Avenue South, 50 feet to the northerly margin of Caruthers Avenue; thence westerly with the northerly margin of said Avenue, 135 feet, more or less, to the beginning.

BEING the same property conveyed to Dorothy C. Miller, Trustee, and her successors-in-trust, of The Dorothy C. Miller Revocable Living Trust, by Dorothy C. Miller, by QuitClaim Deed of record as Instrument No. 20040903-0106763, in the Register's Office for Davidson County, Tennessee. Dorothy C. Miller having passed on January 19, 2012,

leaving Ronald O. Miller as Successor Trustee of the Trust.

THIS is improved property known as: 2314 10th Avenue South, Nashville, Tennessee.

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

WITNESS my hand this 1st day of September, 2014.

Ronald O. Miller, Successor Trustee
The Dorothy C. Miller Revocable Living Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ronald O. Miller, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in the represented capacity for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 1st day of September, 2014.

Notary Public

My Commission Expires: 3/3/2015

ERIC E. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantor, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.