Prepared by and Recording Requested by:
The Cardwell Firm, PLLC
1180 Vickery Lane, Ste. 204
Cordova, TN 38016

Tax Parcel #: 81-12-105

QUIT CLAIM DEED

Owner & Property Address:
JANNIE CARTER WILLIAMS RLT
1020 Garfield Street
Nashville, TN 37208

Mail Tax Statement to:
JANNIE CARTER WILLIAMS, TEE
305 Avery Court
Brentwood, TN 37027

The GRANTOR, **JANNIE CARTER WILLIAMS,** 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 grantor's right, title, and interest in and to the below-described property to:

JANNIE CARTER WILLIAMS, Trustee of the JANNIE CARTER WILLIAMS REVOCABLE LIVING TRUST, dated January 22, 2014.

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

SEE ATTACHED: EXHIBIT A – PROPERTY DESCRIPTION

Being the same property conveyed to Grantor by Quitclaim Deed of record as Instrument Number 20120529-0046129 in said Register's Office and by Warranty Deed of record as Instrument Number 0535113, Book 11291 Page 947, in said Register's Office.

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 22nd day of January, 2015, by the undersigned.

JANNIE CARTER WILLIAMS

BILL GARRETT, Davidson County
Trans:T20150009777 DEEDQC
Recvd: 02/09/15 09:12 3 pgs
Fees:17.00 Taxes:0.00
20150209-0011642

STATE OF **TENNESSEE**
COUNTY OF Williamson

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared JANNIE CARTER WILLIAMS to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 22nd day of January, 2015.

CHAD A. CARDWELL STATE OF TENNESSEE NOTARY PUBLIC FAYETTE COUNTY

NOTARY PUBLIC
My Commission Expires: 12/3/16

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 **TENNESSEE**
COUNTY OF Williamson

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).

Jannie Carter Williams
AFFIANT

Subscribed and sworn to before me this 22nd day of January, 2015.

NOTARY PUBLIC
My Commission Expires: 12/3/16

CHAD A. CARDWELL STATE OF TENNESSEE NOTARY PUBLIC FAYETTE COUNTY

EXHIBIT "A" – PROPERTY DESCRIPTION

LAND in Davidson County, Tennessee, being part of lot numbers 325 and 326 on the Plan of McGavock's Town, North Nashville, as part of record in Plat Book 21, page 23, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point 50 feet east of the northeast corner of Garfield Street (formerly Scott Street) and Arthur Avenue (formerly Wetmore Avenue), and runs thence in an eastward direction and along the northern margin of said Garfield Street (formerly Scott Street) 50 feet to a point, thence northwardly 100 feet to the line of lot no. 324 in said plan; thence westwardly and long the line dividing said lot no. 325 from lot 324, 50 feet to a point 50 feet east of Arthur Avenue (formerly Wetmore Avenue), thence southwardly 100 feet to the point to beginning.

BEING the same property conveyed to Tara E. Fletcher by deed from Andrew M. Cuomo, Secretary of Housing and Urban Development of Washington, D.C., of record in Book 10464, page 755, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Jannie C. Gray, unmarried, by deed from Tara e. Fletcher of record as Book 11291, page 947, Register's Office for Davidson County, Tennessee.

THE said Jannie C. Gray and Jannie C. Williams is one and the same person.

THIS conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of records, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matters of public record.

SAID property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS is improved property known as 1020 Garfield Street, Nashville, Tennessee 37208.

THIS IS THE SAME LEGAL DESCRIPTION USED IN THE PREVIOUS DEED OF RECORD