This Instrument Prepared By
and after recording return to:

Sherrard & Roe, PLC
Attn: Carolyn W. Schott, Esq.
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

Davidson County DEEDQC
Recvd: 02/09/15 11:58 5 pgs
Fees:27.00 Taxes:0.00
20150209-0011836

QUITCLAIM DEED

Address New Owner as Follows:	*Send Tax Bills To*
Charles E. Cardwell, Trustee 105 Lea Avenue Nashville, TN 37210	Same
Tax Map Parcel No.: 093 11 0 064.00	

FOR AND IN CONSIDERATION of love and affection, I, Charles Cardwell ("Grantor"), do hereby quitclaim and convey unto Charles E. Cardwell, Trustee under the Revocable Trust Agreement of Charles E. Cardwell, dated December 30, 2013 ("Grantee"), and his successors and assigns, all of my right, title and undivided one-half interest in and to a certain tract or parcel of land described below (the "Property").

Being Lot No.: 77, on the Plan of Rutledge's Addition, as of record in Book 21, page 73, Register's Office for said County, described as follows:

Beginning at the southwest corner of Hermitage Avenue, formerly Lebanon Turnpike, and Peabody, formerly Castleman Street; thence with the westerly margin of said Avenue, southeastwardly 73 feet to the corner of Lots Nos. 76 and 77; thence with the line between said two lots, southwestwardly 127.83 feet to the easterly margin of First Avenue, South, formerly Rutledge Street; thence with said Avenue, northwardly 131.58 feet to the southerly margin of Peabody Street; thence with said Street, eastwardly 64.33 feet to the beginning.

Being the same property conveyed to Betty Ruth Cardwell by deed from Betty E. Goldstein of record in Book ~~3545, Page 2,~~ Register's Office, Davidson County, Tennessee.
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This is improved property known as 1 Hermitage Avenue, Nashville, Tennessee 37210.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Grantor acknowledges that this Deed was prepared from information in prior deeds; that no request was made that Carolyn W. Schott or Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C. perform a title examination; and that neither Carolyn W. Schott nor Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C. shall have any liability for the status of the title to the property or for the accuracy of such information.

Being the same property conveyed to Charles Cardwell and Paul Cardwell by deed from Betty Ruth Cardwell of record as Instrument No. 20121010-0092971, Register's Office, Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 30th day of December, 2013.

Charles Cardwell

CHARLES CARDWELL, an individual

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Charles E. Cardwell, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of December, 2013.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires JULY 7, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear and affirm that there was no consideration for this transfer and that there is no transfer tax due under Tenn. Code Ann. Section 67-4-409.

Charles E. Cardwell
AFFIANT

Subscribed and sworn to before me this 30th day of December, 2013.

NOTARY PUBLIC

My Commission Expires:

July 7, 2014

CERTIFICATE OF AUTHENTICITY

I, Sara M. Weedman, do hereby make oath that I am 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.

Sara M. Weedman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Stacie L. Beishuizen, a Notary Public in and for the County and State aforesaid, personally appeared, Sara M. Weedman, 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 4th day of February, 2015.

Notary Public

My Commission Expires:

June 21, 2016

STACIE L. BEISHUIZEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
June 21, 2016
STATE OF TENNESSEE