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
20150209-0011837

QUITCLAIM DEED

Name/Address of New Owners:	*Send Tax Bills To*
Charles E. Cardwell, Trustee 105 Lea Avenue Nashville, TN 37210	Same
Tax Map Parcel No.: 093 11 0 168.00	

FOR AND IN CONSIDERATION of love and affection, we, Charles Cardwell and Marie Cardwell, as husband and wife (the "Grantors"), hereby quitclaim and convey unto Charles E. Cardwell, Trustee under the Charles E. Cardwell Revocable Trust dated December 30, 2013 (the "Grantee"), and his successors and assigns, all of our right, title and interest in and to a certain tract or parcel of land described below (the "Property").

Being Lot No. 4 on the Plan of Alloway Brothers Subdivision of certain Lots in Rutledge Addition to Nashville, of Record in Book 421, page 192, Register's Office for Davidson County, Tennessee.

Beginning on the southerly margin of Highland Street, at the corner of Lots No. 3 and 4; thence with this said street, eastwardly 44 feet to the corner of Lots No. 4 and 5; thence with a line between said lots, southwardly 125 feet; thence westwardly 27 feet to the eastwardly margin of an alley; thence with said alley, northwardly 15 feet to a corner of said alley, thence with a northwardly margin of said alley, westwardly 17 feet to the corner of Lots No. 3 and 4; thence, with the line between said lots, northwardly 110 feet to the beginning.

This is improved property known as 105 Lea 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 wife, Marie Cardwell, by deed from Linda S. Harris, Trustee of the Stevenson Trust No. 4, of record in Book 9074, page 105, Register's Office, Davidson County, Tennessee.

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 CARDWELL and MARIE CARDWELL with whom I am personally acquainted, and who acknowledged that he[she] 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

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

Charles Cardwell

CHARLES CARDWELL

Marie Cardwell

MARIE CARDWELL

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