QUITCLAIM DEED

This instrument was prepared by:
Austin Benedict
485 Brentview Hills Drive
Nashville, Tennessee 37220-2204

Name and address of the new owner (the Grantee):	Austin Benedict 485 Brentview Hills Drive Nashville, Tennessee 37220-2204
Name and address of the Mortgagee (the holder of a mortgage loan):	No Mortgagee exists
Tax map parcel number:	160-08-0-032.00
Mail tax bills to:	Austin Benedict 485 Brentview Hills Drive Nashville, Tennessee 37220-2204

BILL GARRETT, Davidson County
Trans:T20150014141 DEEDQC
Recvd: 02/26/15 11:53 2 pgs
Fees:12.00 Taxes:0.00
20150226-0016638

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Dan Benedict and Austin Benedict

TWO INDIVIDUALS HEREINAFTER REFERRED TO AS THE GRANTORS, DO HEREBY REMISE, RELEASE AND QUITCLAIM UNTO

Austin Benedict

AN UNMARRIED INDIVIDUAL HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 52 on the Plan of Brentview Hills Subdivision of record in Book 3300, Pages 43 and 44, Register's Office for Davidson County, Tennessee.

SAID Lot No. 52 fronts 100 feet on the south side of Brentview Hills Drive and extends back 391.2 feet on the westerly line and 480.5 feet on the easterly line to a dead line in the rear on which it measures 199 feet.

BEING the same property conveyed to Thomas N. Phillips and wife, Margaret Suzanne Phillips by Warranty Deed from Reginald W. Butcher and wife, Joan W. Butcher dated 4/24/69 and recorded 4/25/69 in Book 4328, Page 493, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 485 Brentview Hills Drive, Nashville, TN 37220-2204.

Dated this the 29th day of January, 2015.

Dan P. Benedict

Austin P. Benedict

Acknowledgement

STATE OF Tennessee
COUNTY OF Davidson

On the 29th day of January, 2015, before me personally appeared
Dan Benedict and Austin Benedict
the Grantors, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he or she executed the same as his or her free act and deed.

JO ANN ATWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Jo Ann Atwood
Notary Public

My commission expires: 5/3/16

Affidavit of Value

STATE OF Tennessee
COUNTY OF Davidson

I swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is Zero ($-0-) Dollars. That amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Austin Paul Benedict
Grantee

Sworn to and subscribed before me this 29th day of January, 2015.

Jo Ann Atwood
Notary Public

My commission expires: 5/3/16

JO ANN ATWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016