BILL GARRETT, Davidson County
Trans:T20150029503 DEEDQC
Recvd: 04/20/15 11:12 3 pgs
Fees:17.00 Taxes:0.00
20150420-0034865

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Timothy D. Girard and Kimberly S. Girard, Trustees, Girard Family Revocable Living Trust Agreement 520 Woodhurst Drive Nashville, TN 37220	Same	Map 161 05 Parcel 004.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Timothy D. Girard and wife, Kimberly S. Girard,** ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Timothy D. Girard and Kimberly S. Girard, Trustees, Girard Family Revocable Living Trust Agreement dated April 10, 2015** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

BEING Lot No. 50 on the Plan of Hillview Estates, of record in Plat Book 3600, page 89, Register's Office of Davidson County, Tennessee. Said Lot No. 50 fronts 100.00 feet on the northwesterly side of Woodhurst Drive and extends back 310.0 feet on the southwesterly line and 270.0 feet on the northeasterly line to a dead line in the rear on which it measures 171.45 feet.

Being the same property conveyed to **Timothy D. Girard and wife, Kimberly S. Girard,** by Warranty Deed from **Karen F. Miller**, a single woman, dated April 25, 2008, of record in Instrument No. 20080429-0043514, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 3600, Page 89, Register's Office of said County.

Easement as shown of record in Deed Book 7589, Page 148, Register's Office for said County.

Restrictive Covenants of record in Deed Book 3836, Page 719, Register's Office of said County.

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

This is improved property known as **520 Woodhurst Drive, Nashville, TN 37220**.

(Description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 10th day of April, 2015.

Timothy D. Girard

Kimberly S. Girard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Timothy D. Girard**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of April, 2015.

Notary Public

My Commission Expires:
Sep. 11, 2017

LAUREN SCHICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Kimberly S. Girard**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of April, 2015.

Notary Public

My Commission Expires:
Sep. 11, 2017

LAUREN SCHICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 10th day of April, 2015.

Notary Public

My Commission Expires:
Sep. 11, 2017

LAUREN SCHICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY