BILL GARRETT, Davidson County
Trans: T20150038253 DEEDQC
Recvd: 05/18/15 10:38 3 pgs
Fees: 17.00 Taxes: 0.00
20150518-0045331

Prepared by and when recorded, please return this deed to:
William A. Turner, Esq.
Cohen Pollock Merlin & Small, P.C.
3350 Riverwood Parkway, Suite 1600
Atlanta, Georgia 30339

STATE OF GEORGIA
COUNTY OF COBB

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Frances A. Cox
AFFIANT

Subscribed and sworn to before me this 12th day of May, 2015.

ROBIN STANKIEWICZ NOTARY PUBLIC GEORGIA COBB COUNTY EXPIRES JULY 27 2017

NOTARY PUBLIC
My commission expires:

ADDRESS OF NEW OWNER:
70 Village Green Circle
Smyrna, GA 30080

SEND TAX BILLS TO:
70 Village Green Circle
Smyrna, GA 30080

Map/Parcels:
061 16 0 145.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on this the 12th of May, 2015, between **FRANCES A. COX a/k/a FRANCES ANNETTE COX,** a married woman ("Grantor"), whose address is 70 Village Green Circle, Smyrna, Georgia 30080, and **FRANCES ANNETTE COX, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE OF THE FRANCES ANNETTE COX REVOCABLE TRUST DATED APRIL 7, 2015** ("Grantee"), whose address is 70 Village Green Circle, Smyrna, Georgia 30080.

FOR A VALUABLE CONSIDERATION, in the amount of ONE and 00/100 DOLLARS ($1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby REMISES, RELEASES, AND FOREVER QUITCLAIMS to Grantee, all of Grantor's right, title, interest and claim to a certain tract or parcel of land, with all the buildings, appurtenances and improvements thereon, if any, located in the County of Davidson, State of Tennessee, and being more particularly described in **Exhibit "A"** attached hereto (the "Property") and, by this reference, made a part hereof.

Being the same property conveyed to Danny C. Cox and Frances A. Cox by Warranty Deed dated October 22, 2004, filed of record on October 28, 2004, and recorded as Legal Reference 20041028-0129615, in the Register's Office of Davidson County Tennessee, which deed reference is here made for source of title.

SUBJECT TO all, if any, such restrictions, encumbrances, and limitations as may affect the Property.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on this the 12th of May, 2015.

FRANCES A. COX a/k/a
FRANCES ANNETTE COX

STATE OF GEORGIA)
COUNTY OF COBB)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, FRANCES A. COX a/k/a FRANCES ANNETTE COX personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal, this 12th day of May, 2015.

Notary Public
My Commission Expires:

ROBIN STANKIEWICZ NOTARY PUBLIC GEORGIA COBB COUNTY EXPIRES JULY 27, 2017

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IS HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 24 of Block "C" on the Map of Greenland Estates, as shown on plat of record in Book 974, Page 13, in the Register's Office of Davidson County, Tennessee.

SAID Lot No. 24 fronts 50 feet on the Northeasterly side of Greenland Avenue and runs back between parallel lines 175 feet to a dead line. This plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Robert L. Deakins, unmarried, by Warranty Deed dated October 28, 1999, from Stupka, Inc., a corporation existing under the laws of the State of Tennessee, of record in Book 11734, page 1, Register's Office for Davidson County, TN (The Warranty Deed dated 08/01/84, of record in Book 6355, page 135, said Register's Office, retained a life estate to Carl S. Burns and wife, Mary C. Burns. Carl S. Burns, having since died 12/22/89, predeceasing Mary C. Burns, whom has since died, 08/01/95).

This is improved property known as 1345 Greenland Avenue, Nashville, Tennessee