THIS INSTRUMENT PREPARED BY:
THE LAW OFFICE OF
CLAY MORTON MCCORMACK
105 N. Center Street, Suite 203
Collierville, TN 38017

PROPERTY OWNER & ADDRESS:

Eric S. Greenwood, Jr. and Sharon McCormack Greenwood, Trustees of the Eric S. Greenwood, Jr. and Sharon McCormack Greenwood Living Trust Dated May 19, 2015
404 Northridge Court
Nashville, TN 37221

PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF REAL PROPERTY TAXES & ADDRESS:
Eric S. Greenwood, Jr. and Sharon McCormack Greenwood, Trustees of the Eric S. Greenwood, Jr. and Sharon McCormack Greenwood Living Trust Dated May 19, 2015
404 Northridge Court
Nashville, TN 37221

Without Survey or Title Examination

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That we, **ERIC S. GREENWOOD, JR. AND WIFE, SHARON MCCORMACK GREENWOOD**, do hereby quitclaim and convey unto **ERIC S. GREENWOOD, JR. AND SHARON MCCORMACK GREENWOOD, TRUSTEES OF THE ERIC S. GREENWOOD, JR. AND SHARON MCCORMACK GREENWOOD LIVING TRUST DATED MAY 19, 2015, AND ANY AMENDMENTS THERETO**, all of our right, title and interest in and to that certain lot or parcel of real estate located in Davidson County, Tennessee, and more particularly bounded and described as follows:

404 Northridge Court, Nashville, TN 37221
Map and Parcel: 142 13 0A 037.00

Being Lot No. 37 on the plat of Riverside, Phase I, a Planned Unit Development, as shown on the plan of Riverside as of record in Book 6900, page 492, Register's Office for Davidson County, Tennessee reference to which is here made for a more particular description.

TOGETHER WITH an undivided percentage interest in the Common Elements (as defined in the Declaration of Easements and Restrictive Covenants for Riverside) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said lot pursuant to the Restrictive Covenants.

Being the same property conveyed to Eric S. Greenwood, Jr. and wife, Sharon M. Greenwood by deed appearing of record in Book 7806, page 424, Register's Office of Davidson County, Tennessee.

Said interest in said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

The Grantors state that the purpose of this Deed is to transfer the entire right, title and interest of Grantors in and to said real property to the Eric S. Greenwood, Jr. and Sharon McCormack Greenwood, Trustees of the Eric S. Greenwood, Jr. and Sharon McCormack Greenwood Living Trust dated May 19, 2015. The

BILL GARRETT, Davidson County
Trans:T20150039610 DEEDQC
Recvd: 05/21/15 10:48 2 pgs
Fees:12.00 Taxes:0.00
20150521-0046964

Trust is a revocable grantor trust established pursuant to the laws of the State of Tennessee and is a Tenancy By The Entirety Joint Revocable Trust as defined in TCA § 35-15-510, et seq. This conveyance incorporates the provisions of T.C.A. § 35-15-510, which treats any property conveyed by the Grantor and the Grantor's spouse to the Trustee(s) that was previously held by them as tenants by the entirety as having the same immunity from the claims of their separate creditors as would exist if they had continued to hold the property as tenants by the entirety. The Trustee and Successor Trustees are granted all right, power and authority, pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, Tenn. Code Ann. § 35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the trust specifically provides that no person dealing with the Trustee in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant or otherwise shall be bound to inquire into the capacity to act on the part of the Trustee, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustee. This trust contains spendthrift provisions.

This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 USCA § 170lj-3 (d). This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property.

This is a transfer to a revocable living trust. No actual monetary consideration is given by the Grantee and this conveyance is exempt from recordation tax under Tenn. Code Ann. § 67-4-409 (a)(3)(F).

ERIC S. GREENWOOD, JR.

SHARON MCCORMACK GREENWOOD

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me ERIC S. GREENWOOD, JR. AND WIFE, SHARON MCCORMACK GREENWOOD, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of May, 2015.

Notary Public

My commission expires: 12-15-18

CLAY M. McCORMACK STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY