File Box 8

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*
W & I Ref: (cwi)
PREPARED FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
R. Franklin Sanders Emily Evans Sanders 401Bowling Ave #56 Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 104-13A-59

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection and other good and valuable consideration and for the express purpose of creating a joint tenancy with right of survivorship, the undersigned, **R. Franklin Sanders,** unmarried, **as Grantor,** by these presents does hereby transfer, quitclaim and convey unto **Christy W. Ivey, Trustee, Trustee's** successors and assigns, all of **Grantor's** right, title and interest, if any, in and to the following described real property, **To Wit:**

Land in Davidson County, Tennessee, being Building Site 59, also designated as Unit 59 on the Plan of Richmeade Place, Section IV, of record in Book 5210, page 16, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to R. Franklin Sanders by deed from Emily Evans Sanders and R. Franklin Sanders, as joint tenants with rights of survivorship dated March 19, 2004 and recorded on March 23, 2004 as Inst. No. 20040323-0032653, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This is improved property, known as: 401 Bowling Avenue, #56, Nashville, TN 37205

And now, I, the said **Christy W. Ivey, Trustee,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer, quitclaim and convey unto **R. Franklin Sanders and Emily Evans Sanders as joint tenants with right of survivorship, Grantee, Grantee's** heirs and assigns, the same property hereinabove described and set forth, to which reference is here made.

WITNESS THE EXECUTION HEREOF on 5-21, 2015.

R. Franklin Sanders

Christy W. Ivey, Trustee

BILL GARRETT, Davidson County
Trans: T20150041035 DEEDQC
Recvd: 05/27/15 14:27 2 pgs
Fees: 17.00 Taxes: 0.00
20150527-0048714

County of Davidson

On May 21st, 2015, before me the undersigned authority, personally appeared **R. Franklin Sanders**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

Notary Public

My Commission Expires:

State of Tennessee

County of Davidson

On May 21st, 2015, before me the undersigned authority, personally appeared **Christy W. Ivey**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

Notary Public

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $-0-.

Affiant

Sworn and subscribed before me on May 21, 2015.

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

Notary Public

My Commission Expires: