THIS INSTRUMENT PREPARED BY:
Burkhalter & Ryan, PC
P O Box 40948
Nashville, Tennessee 37204

BILL GARRETT, Davidson County
Trans:T20150043098 DEEDQC
Recvd: 06/02/15 14:52 2 pgs
Fees:12.00 Taxes:0.00
20150602-0051311

TAMARA M. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

|STATE OF TENNESSEE)
|COUNTY OF DAVIDSON)
|
|The actual consideration or value, whichever is greater,
|for this transfer is $-0-.
|
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|
|
|Affiant
|
|Subscribed and sworn to before me, this 1st day of June 2015
|~~July, 2012~~, at Nashville, Tennessee.
|
|
|Tamara M Brown
|Notary Public
|My commission expires: 6/21/2016

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Simpkins Family Trust	no change	Map 117-07Erin
Erin K. Simpkins, Trustee	Same as new Owner	Parcel 109
3423 Hopkins Street		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF One Dollar, cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration Otto Kent Simpkins and Erin Kenny Simpkins, by these presents do hereby quitclaim and convey unto Erin K. Simpkins, Trustee for the Simpkins Family Trust dated 7-23-2012, her successors and/or assigns, all rights and interests that they might have in the following described tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

See Attachment A for complete legal description.

This is improved property known as 3423 Hopkins Street, Nashville, Tennessee 37215.

IN WITNESS WHEREOF Grantors have hereunto set their hands on this the ~~23~~ day of July, 2012.

Otto Kent Simpkins

Erin Kenny Simpkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Otto Kent Simpkins and Erin Kenny Simpkins with whom I am personally acquainted, and who upon oath acknowledged that they did execute the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of June 2015 ~~July, 2012~~.

Tamara M Brown
Notary Public

(notary seal)

TAMARA M. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

Attachment A

(legal description for 3423 Hopkins Street, Nashville, TN 37215)

Land in Davidson County, Tennessee being the north half of Lot No. 152 n the map of the North Part of Noel's Subdivision of Watkins Grove, as of record in Book 547, page 156 (erroneously referred to as Page 158 in prior deeds of record), Register's Office for Davidson County, Tennessee.

Said north half of Lot No. 152 fronts 100 feet on the westerly side of Hopkins Street, and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed Otto Kent Simpkins and Erin Kenny Simpkins by warranty deed dated December 22, 2011, of record as Instrument No. 20111218-0101412, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

The aforesaid description was taken from prior deed of record and is not the result of a new survey.