THIS INSTRUMENT PREPARED BY:
MORGAN, AKINS & CLARK, PLLC
2000 Richard Jones Road
Suite 260
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20150047447 DEEDQC
Recvd: 06/15/15 14:45 3 pgs
Fees:22.00 Taxes:0.00
20150615-0056781

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 10th day of June, 2015.

Notary Public

My Commission Expires:

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

QUITCLAIM DEED

No title search was preformed in connection with preparing this deed. All parties acknowledge that such property was conveyed absent any legal advice of the preparer.

Address New Owner:	Send Tax Bills To:	Tax Information:
Kimberly D. Fiato	New Owner	Map & Parcel
217 Elberta St.		119-5-199
Nashville, TN 37211		

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Barbara Hubbard Forbes,** individually (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Nicholas S. Akins, as Trustee**, his heirs and assigns all of her right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 13, Block 23, on the Plan of Resubdivision of Cumberland Nurseries, of record in Book 161, Page 139, Register's Office for said County.

Said Lot No. 13 fronts 55 feet on the southerly margin of Elberta Street and extends back between parallel lines 180 feet to an alley.

Being the same property conveyed to Gena B. Lewis, as Trustee, who then conveyed same to Ruth E. Hubbard for her lifetime, and then to Barbara Hubbard Forbes, by Deed from Ruth E. Hubbard, individually, Barbara Hubbard Forbes, individually, and Gena B. Lewis, Trustee, dated October 14, 1997 and recorded in Book 10646, Page

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.
NO TITLE EXAMINATION WAS MADE NOR REQUESTED.

881, Register's Office of Davidson County, Tennessee. And, further being the same property conveyed to Ruth E. Hubbard and BARBARA HUBBARD FORBES, tenants in common, by deed from Jon J. Tucci, Trustee, of record in Book 10394, Page 438, Register's Office of Davidson County, Tennessee.

Ruth E. Hubbard's life estate terminated upon her death on September 30, 2001, thus Barbara Hubbard Forbes being vested as recited above.

This is improved property known as 217 Elberta Street, Nashville, TN 37211.

Now, **Nicholas S. Akins, as Trustee**, does hereby quitclaim, transfer and convey unto **Barbara Hubbard Forbes**, for her lifetime, and then to **Kimberly D. Fiato**, a married woman, her heirs and assigns all rights, title and interest in the real property.

With said conveyance(s) being subject to any and all existing restrictions encumbrances, and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22 day of May, 2015.

Barbara H. Forbes

Barbara Hubbard Forbes

Nicholas S. Akins, as Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Barbara Hubbard Forbes**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22 day of May, 2015.

Karen June Jamian
Notary Public

My Commission Expires: July 6, 2015

KAREN JUNE JAMIAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 6, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Nicholas S. Akins, as Trustee**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10 day of June, 2015.

Notary Public

My Commission Expires:

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019