1714 Windover Drive

Prepared by:
Tommy C. Estes
MANIER & HEROD,
a Tennessee Professional Corporation
2200 One Nashville Place
150 Fourth Avenue North
Nashville, Tennessee 37219
(615) 742-9315

BILL GARRETT, Davidson County
Trans:T20150049249 DEEDQC
Recvd: 06/19/15 14:19 4 pgs
Fees:22.00 Taxes:0.00
20150619-0059013

TRUSTEE'S QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL ID:
Gadson J. Tarleton, Jr. Restated Living Trust, Gadson J. Tarleton, Jr., Trustee 1714 Windover Drive Nashville, TN 37218	(SAME)	069 11 0 018.00

WHEREAS, Rhea T. Tarleton died on June 11, 2013, having her usual place of residence at 1714 Windover Drive, Nashville, in Davidson County, Tennessee (the "residence").

WHEREAS, the undersigned, Gadson J. Tarleton, Jr., is the duly acting and sole remaining Trustee of the RHEA T. TARLETON LIVING TRUST (hereinafter referred to as the "Grantor"), established under the Rhea T. Tarleton Living Trust Agreement, dated November 11, 1992, and later restated as the Rhea T. Tarleton Restated Living Trust Agreement on March 5, 2009;

WHEREAS, Gadson J. Tarleton, Jr., in his capacity as the sole Trustee of the RHEA T. TARLETON LIVING TRUST, wishes to deed the residence to himself as Trustee of the GADSON JACK TARLETON, JR. LIVING TRUST, established under the Gadson Jack Tarleton, Jr. Living Trust Agreement, dated November 11, 1992, which was later restated as the Gadson Jack Tarleton, Jr. Restated Living Trust Agreement on March 5, 2009 and restated again as the Gadson Jack Tarleton, Jr. Second Restated Living Trust on June 18, 2015.

NOW THEREFORE, for the purpose of transferring the hereinafter described residence/real property to Gadson Jack Tarleton, Jr., Trustee of the Gadson Jack Tarleton, Jr. Restated Living Trust, initially created on November 11, 1992 and later restated as the Gadson

Jack Tarleton, Jr. Living Trust Agreement, on March 5, 2009 and restated again as the Gadson Jack Tarleton, Jr. Second Restated Living Trust on June 18, 2015 (hereinafter referred to as "Grantee"), and for no monetary consideration, the Trustee of the Rhea T. Tarleton Living Trust does hereby quitclaim, transfer and convey its one hundred percent (100%) interest to Gadson Jack Tarleton, Jr., Trustee of the said Gadson Jack Tarleton, Jr. Living Trust and does hereby assign all of the Rhea T. Tarleton Living Trust's right, title and interest in and to the following described residence/real property located in Davidson County, Tennessee, being more fully described as follows:

> Being Lot No. 18 on the Plan of Gardner's Gold Coast Subdivision, as of record on Book 2133, page 79, Register s office for Davidson County, Tennessee.
>
> Said Lot No. 18 is more particularly described as follows: Beginning at a point in the westerly margin of Windover Drive, the common corner of Lots 17 and 18 on said Plan; thence with the line between said two lots westwardly 182.5 feet to a point in the easterly margin of the Tennessee Central Railroad right-of-way; thence with the easterly margin of the same, southeastwardly 292.8 feet to a point; thence northeastwardly 191.9 feet to a point in the westerly margin of Windover Drive; thence with the westerly margin of the same, northwestwardly 93.4 feet to a point; thence continuing with said westerly margin, northwardly around a curve with a radius of 239.4 feet, 116.6 feet to the point of beginning.
>
> BEING the same property conveyed to the Rhea T. Tarleton Restated Living Trust, Rhea T. Tarleton and Gadson J. Tarleton, Jr. Co-Trustees, by Quitclaim Deed from Rhea T. Tarleton, individually, dated October 11, 1995, of record in Book 9825, Page 253, in the Register's Office in Davidson County, Tennessee.
>
> **This is improved property known as 1714 Windover Drive, Nashville, in Davidson County, Tennessee 37218.**

The legal description and state of the title stated above have been taken from the prior Quitclaim Deed of record conveying interest in this property to Grantor. The draftsman assumes no liability as to the accuracy thereof. The Grantor conveys the herein described property, together with all rights, hereditaments and appurtenances thereof, forever and in fee

simple as Trustee only, and not individually. The Grantor warrants title to the above-described real estate only in his capacity as Trustee, and not individually, against all persons claiming under the Grantor, but not any further or otherwise. Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 18th day of June, 2015.

RHEA T. TARLETON LIVING TRUST,
Grantor

By: Gadson J. Tarleton, Jr.
Gadson J. Tarleton, Jr., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said State and County, the within named GADSON JACK TARLETON, JR., Trustee of the Rhea T. Tarleton Living Trust, 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, on behalf of the Rhea T. Tarleton Restated Living Trust.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of June, 2015.

TOMMY C. ESTES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Tommy C. Estes
Notary Public
My Commission Expires: 05-03-2016

STATE OF TENNESSEE	§	**The actual consideration or**
	§	**value, whichever is greater,**
COUNTY OF DAVIDSON	§	**for this transfer is $00.00**

Gadson Jack Tarleton, Jr. Living Trust, Grantee

By: Gadson J. Tarleton, Jr
Gadson J. Tarleton, Jr., Trustee

Sworn and subscribed to before me this 18th **day of** June **, 2015.**

My Commission Expires:
05-03-2016

Tommy C. Estes
Notary Public

TOMMY C. ESTES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016