(1)

BILL GARRETT, Davidson County
Trans:T20150054289 DEEDQC
Recvd: 07/06/15 14:51 2 pgs
Fees:12.00 Taxes:0.00
20150706-0065237

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration is $0.00.

Affiant: Coreen Newcomb

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017

Notary Public: Valerie L Kane

My Commission Expires:

ADDRESS OF NEW OWNER:
Richard J. Lancaster
300 Elberta Street
Nashville, TN 37210

SEND TAX BILLS TO:
Same

MAP/PARCEL:
119-05-25.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **RICHARD J. LANCASTER A/K/A RICHARD JOHN LANCASTER, TRUSTEE OF THE RICHARD J. LANCASTER REVOCABLE LIVING TRUST A/K/A THE RICHARD JOHN LANCASTER REVOCABLE LIVING TRUST**, (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of their undivided right, title and interest to the hereinafter described property to **RICHARD J. LANCASTER, AN UNMARRIED MAN**, (hereinafter referred to as "**GRANTEE**") his heirs and assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee, BEING the easterly 50 feet of Lot No. 8 Block 28 on the Map of Re-subdivision of part of Cumberland Nurseries, of record in Book 161, page 166, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Richard Lancaster by Warranty Deed from Robert Wells and wife, Cecilia Wells and Michelle Merkling Jenquin, dated November 24, 1999, of record in Book 11766, page 103, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Richard J. Lancaster, Trustee of The Richard J. Lancaster Revocable Living Trust, by Quitclaim Deed from Richard J. Lancaster, dated October 29, 2005, of record in Instrument No. 20070730-0090093, Register's Office for Davidson County, Tennessee.

This is unimproved property commonly known as: 300 Elberta Street, Nashville, TN 37210.

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.

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

IN WITNESS WHEREOF, this document was executed this 26th day of June, 2015.

THE RICHARD JOHN LANCASTER REVOCABLE LIVING TRUST A/K/A THE RICHARD J. LANCASTER REVOCABLE LIVING TRUST

BY: RICHARD J. LANCASTER A/K/A RICHARD JOHN LANCASTER

ITS: TRUSTEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Richard J. Lancaster A/K/A Richard John Lancaster, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged to be the Trustee for The Richard John Lancaster Revocable Living Trust, the within named bargainor, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust, the within named bargainor by the said Richard J. Lancaster A/K/A Richard John Lancaster as Trustee.

Witness my hand and official seal at Franklin, Tennessee, this 26th day of June, 2015.

Notary Public

My Commission Expires: 6-4-17

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017