BILL GARRETT, Davidson County
Trans:T20150058579 DEEDQC
Recvd: 07/17/15 15:18 2 pgs
Fees:12.00 Taxes:0.00
20150717-0070241

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 0.

Ronald O. Miller
Affiant

Subscribed and sworn to before me this 1st day of September, 2014.

Eric E Rogers
Notary Public

My Commission Expires: 3/3/2015

ERIC E. ROGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This instrument prepared by:

Eric E. Rogers, Esq.
P. O. Box 190482
Nashville, TN 37219-0482

Address New Owner as Follows:	**Send Tax Bills to:**	**Map/Parcel Numbers:**
Ronald O. Miller **905 Villa Place** **Nashville, Tennessee 37212**	**Ronald O. Miller** **905 Villa Place** **Nashville, Tennessee 37212**	**081 12 0 187.00**

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Ronald O. Miller, Successor Trustee of The Dorothy C. Miller Revocable Living Trust, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Ronald O. Miller, and his successors and assigns, all of the right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being part of what is known as Scott Five Acre Tract in North Nashville, being that part of Lot C, not included in Florence Street, on the plan of part of said Five Acre Tract, as shown of record in Minute Book Q, page 60, County Court Clerk's Office for said County, described as follows:

BEGINNING on the westerly margin of 12th Avenue North, formerly Florence Street, the corner of Lots C and 7 on said plan; thence with the westerly margin of said Avenue, northerly 50 feet; thence at right angles, westerly 154 feet, more or less, to the easterly margin of an alley; thence with the easterly margin of said alley, southerly 50 feet to the corner of Lots C and 7; thence easterly with the line between said lots, 154 feet more or less to the beginning.

BEING the same property conveyed to Dorothy C. Miller, Trustee, and her successors-in-trust, of The Dorothy C. Miller Revocable Living Trust, by Dorothy C. Miller, by QuitClaim Deed of record as Instrument No. 20040903-0106765, in the Register's Office for Davidson County, Tennessee. Dorothy C. Miller having passed on January 19, 2012, leaving Ronald O. Miller as Successor Trustee of the Trust.

THIS is improved property known as: 1525 12th Avenue North, Nashville, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 1st day of September, 2014.

Ronald O. Miller, Successor Trustee
The Dorothy C. Miller Revocable Living Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ronald O. Miller, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in the represented capacity for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 1st day of September, 2014.

Notary Public

My Commission Expires: 3/3/2015

ERIC E. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantor, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.