BILL GARRETT, Davidson County
Trans:T20150062040 DEEDQC
Recvd: 07/29/15 08:30 2 pgs
Fees:12.00 Taxes:0.00
20150729-0074387

THIS INSTRUMENT, PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES, BY:
Law Offices of Andrew Gibson
648 Riverside Drive Unit 410
Memphis, TN 38103

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Robin M. Winstead 153 Cumberland Trace Nashville, TN 37214	New Owner	Map 73-16-OA Parcel 153

KNOW ALL MEN BY THESE PRESENTS that I, Violet Imogene Winstead (hereinafter the "Grantor") do hereby convey, remise, release and forever quitclaim unto Robin M. Winstead (hereinafter the "Grantee"), all of my interest, including but not limited to, the Life Estate I received pursuant to the Last Will and Testament of William P. Winstead, Jr. of record the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Case No. 12P-228, (hereinafter the "Will") and as reflected in the Co Executors Deed of record in Instrument No. 20120919-0085033 Register's Office of Davidson County, in a certain tract of land, in Davidson County, Tennessee (hereinafter the "Property") described as follows:

BEING Unit 153 as shown on the Plat of Cumberland Trace of record in Book 5200, page 724, Register's Office for Davidson County Tennessee together with an undivided membership in The Cumberland Trace Homeowner's Association, all as described in Book 6218, page 528, said Register's Office.

Being the same property conveyed to W.P. Winstead, Jr. by deed from Charles Tucker and David Tucker of record in Instrument Number 20020508-0056615, Register's Office for Davidson County Tennessee. The said W.P. Winstead, Jr. and William P. Winstead, Jr. are one and the same person and the said William P. Winstead, Jr. having died and his Last Will was probated in the Seventh Circuit Court (Probate Division) and further being the same property conveyed to Violet Imogene Winstead, a Life Estate, with the remainder interest to William P. Winstead, III, of record in Instrument No. 20120919-0085033 Register's Office of Davidson County, Tennessee. The said William P. Winstead, III having since died on the 23rd day of July, 2013 and pursuant to his Last Will and Testament, the Grantee was the residual beneficiary of his Estate. The Last Will and Testament of William P. Winstead, III was entered into probate in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Case No. 15P-858. This Will was entered for establishing a Muniment of Title to William P. Winstead, III's remainder interest in the Property, which Will and final Order of the Court is of record in Instrument N0. 20150528-0048937 Register's Office of Davidson County, Tennessee. Based upon the last Will and Testament of William P. Winstead, III and the Order of the Court all of which is of record in Instrument No. 20150528-0048937, as well as this Quit Claim Deed the

Grantee is now the sole fee simple owner of the Property.

It being the Grantor's desire to relinquish all her rights in the Property which she received pursuant to the Will and to allow the Grantee to have the right to own full fee simple ownership in the Property.

This is improved property known as 153 Cumberland Trace Nashville, TN 37214.

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

WITNESS our hand this 3rd day of June, 2015.

Violet Imogene Winstead

Violet Imogene Winstead

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Violet Imogene Winstead the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of June 2015

Notary Public

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY My Comm. Expires March 19, 2019

My Commission Expires: 3/19/2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Sworn to and subscribed before me this 27 day of July 2015

Notary Public

My Commission Expires: 3/19/2019

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY My Comm. Expires March 19, 2019