BILL GARRETT, Davidson County
Trans:T20150065308 DEEDQC
Recvd: 08/06/15 12:41 2 pgs
Fees:12.00 Taxes:0.00
20150806-0078427

This Instrument Prepared By:
JEFFREY L. CARSON
Attorney at Law
VASALLO SLOANE, P.L.
P.O. Box 186
Franklin, Tennessee 37065
615.786.9943

After Recording, Return To:
JAMES RYAN SNELLEN
924 Archer St.
Nashville, TN 37203

Send Tax Bills To:
Nationstar Mortgage
P.O. Box 961229
Ft. Worth, TX 76161-0229

Tax Parcel No. 105-02-0 520.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES R. SNELLEN, an unmarried man, hereinafter the GRANTOR, hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property unto JAMES RYAN SNELLEN, AS TRUSTEE OF THE JAMES RYAN SNELLEN LIVING TRUST, U/A DATED APRIL 29, 2015, hereinafter the GRANTEE, whose mailing address is 924 Archer Street, Nashville, TN 37203; his heirs, successors and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 15, on the Plan of New Hope Subdivision, of record in Book 6900, Page 996, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to James R. Snellen by warranty deed from Joan Little-Bass, a married woman, dated August 31, 2009, recorded September 2, 2009 of record in Instrument No. 20090902-0082316, Register's Office for Davidson County, Tennessee.
>
> This is property known as 909 Archer Street, Nashville, TN 37203.
>
> Subject property is not the place of usual residence of Grantor, herein.

This conveyance is subject to all easements, restrictions, encumbrances, limitations, covenants and conditions, and other matters of record, including all items set out on any applicable plat of record as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

IN WITNESS WEREOF, the Grantor has executed this instrument on this 28 day of July, 2015.

JAMES R. SNELLEN

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, JAMES R. SNELLEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of July, 2015.

JEFFREY L. CARSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

NOTARY PUBLIC

My commission expires:
10/21/2018

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

The actual consideration or true value, whichever is greater for this transfer is $00.00.

AFFIANT

Subscribed and sworn before me, this 28 day of July, 2015.

JEFFREY L. CARSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

NOTARY PUBLIC

My commission expires:
10/21/2018