Davidson County DEEDQC
Recvd: 09/10/15 12:07 4 pgs
Fees:22.00 Taxes:0.00
20150910-0092024

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
Doc. 14364550

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
Laurence DeFrance, Trustee of the Laurence DeFrance Revocable Trust 48 Old Club Court Nashville, TN 37215	Laurence DeFrance, Trustee of the Laurence DeFrance Revocable Trust 48 Old Club Court Nashville, TN 37215	Parcel ID: 104140H07600CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, LAURENCE DEFRANCE, by these presents does hereby quitclaim and convey to LAURENCE DEFRANCE, TRUSTEE OF THE LAURENCE DEFRANCE REVOCABLE TRUST established on December 22, 2004, his successors and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of his right, title and interest in and to the property described on Exhibit A hereof.

The description on Exhibit A hereto is the same as that contained in the prior deed.

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

This is improved property known as 48 Old Club Court, Nashville, Tennessee 37215.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 24th day of June, 2015.

LAURENCE DEFRANCE

Christine A. DeFrance, wife of Laurence DeFrance, joins in this deed for the purpose of quitclaiming and conveying any and all interest she may have in Laurence DeFrance's interest in the above-described real property solely by virtue of her marriage to Laurence DeFrance.

CHRISTINE A. DEFRANCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Laurence DeFrance and Christine A. DeFrance, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 29th day of June, 2015.

Notary Public

My Commission Expires:
01/19/2018

JACQUELINE RAE LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me
this 9 day of Sept., 2015.

Notary Public

My Commission Expires:

LORI D. COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 3, 2015

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Whitworth Phase 3, Section 3, as of record in Plat Book 7900, pages 870 through 872, amended in Book 9582, page 842, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveying a 50 percent undivided interest to Laurence DeFrance as a tenant in common by deed of record in Document 20070109-0003478, Register's Office of Davidson County, Tennessee. See also deed of record in Document 20040806-0095371, Register's Office of Davidson County, Tennessee.

True Copy Certification

I, _Lucretia Albert__, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lucretia Albert
Signature

State of __Tennessee_____

County of __Davidson_____

Personally appeared before me, _Heather C. Dye__, a notary public for this county and state, _Lucretia Albert_ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather C. Dye
Notary's Signature

My Commission expires: 11/3/2015

Notary's Seal (if on paper)

