THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owners	Send Tax Bills To	Parcel Id.
Rhonda Brown et al 8308 Stewarts Bend Dr. Murfreesboro, TN 37129	Same	103 02 0 196.00

Quitclaim Deed by Trustee

Grantor: Rhonda Brown, Trustee under the Irrevocable Trust Agreement of Esta Lavelle Smith, dated June 18, 2013
Grantee: Joyce Minchey, Kenneth Smith, Nancy Temple and Rhonda Brown, in equal shares

That for the consideration hereafter expressed, Grantor does hereby quitclaim and convey unto Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in the 8th, formerly the 12th, Civil District of said County being lot No. 115 on the Plan of Richland Meadows, Section 2, as of record in Book 2083, Page 72, Register's Office for Davidson County, Tennessee.
Said lot No. 115 fronts 60 feet on the westerly side of Meadow Crest Road and extends back 148.5 feet on the northerly line and 148.6 feet on the southerly line to a dead line, measuring 60 feet thereon.

Being the same property conveyed to Rhonda Brown, Trustee under the Irrevocable Trust Agreement of Esta Lavelle Smith, dated June 18, 2013, by deed from Esta Lavelle Smith, a widow, of record in Instrument No. 20130709-0070955, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to easement for public utilities and 30 foot building setback line, as shown on plan in Book 2083, Page 72, Register's office for said County, and easement or easements for 8 inch sewer line as set out in an instrument from W. F. Stephens to Davidson County Board of Education, dated July 23, 1951, filed August 24, 1951, and recorded in Book 2018, Page 354, Register's Office for said County, and shown as a 10-foot sewer easement on plan in book 2083, Page 72, said Register's Office, and restrictive covenants contained in an instrument executed by W. L. Bainbridge, Jr., (not dated) acknowledged March 1, 1953, filed July 7, 1953, and recorded in Book 2152, page 121, Register's Office for said County, and additional restriction contained in an instrument executed by W. L. Bainbridge, Jr., (not dated) acknowledged September 2, 1953, filed September 2, 1953, and recorded in Book 2195, page 256, Register's Office for said County and this conveyance is made subject to the following:

Under deed from Nashville Land Improvement Company to W. H. Stephens, dated November 7, 1895, filed November 11, 1895, and recorded in book 204, page 369, Register's Office for said County, the fence along the Western side of premises is constituted a party fence.

This is improved property, known as: 5625 Meadowcrest Lane, Nashville, TN 37209.

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

BILL GARRETT, Davidson County
Trans:T20150077453 DEEDQC
Recvd: 09/11/15 11:16 2 pgs
Fees:12.00 Taxes:0.00
20150911-0092440

Rhonda Brown

Rhonda Brown, Trustee,
Grantor

State of Tennessee
County of Sumner

On July 13, 2015, before me personally appeared Rhonda Brown, who acknowledged herself to be the Trustee under the Irrevocable Trust Agreement of Esta Lavelle Smith, dated June 18, 2013, and that she as such trustee executed the foregoing instrument for the purpose therein contained, by signing her name as Trustee.

Emily McCord

Notary Public

My commission expires: March 23, 2016

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Rhonda Brown

Rhonda Brown, Grantee

Sworn to and subscribed before me on July 13, 2015.

Emily McCord

Notary Public

My commission expires: March 23, 2016