BILL GARRETT, Davidson County
Trans:T20150077521 DEEDQC
Recvd: 09/11/15 13:12 4 pgs
Fees:22.00 Taxes:0.00
20150911-0092507

This instrument prepared by:
Lesa H. Skoney (based upon information furnished by the parties)
Tune, Entrekin & White, P.C.
315 Deaderick, Suite 1700
Nashville, TN 37238
(No title search was performed)

NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
Brian Anthony Dennis 2209 Maplecrest Dr. Nashville, TN 37214	Same	84-10-01 02400

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration, or value, whichever is greater for this transfer is zero (0)

X _____
AFFIANT

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

_____
NOTARY PUBLIC

My commission expires: 3-6-18

LESA H. SKONEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 6, 2018

TRUSTEE QUITCLAIM DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) and other good and valuable consideration , the receipt and sufficiency of which is hereby acknowledged, and for the purpose of making a distribution from two trusts as approved by the Cheatham County Chancery Court by Order entered July 31, 2015, Case No. 16118, I, **BERTRAM B. DENNIS, JR., TRUSTEE,** of the Bertram B. Dennis Tennessee Marital Trust, a testamentary trust under the will of Bertram Barkley Dennis as to an undivided ½ interest as tenant in common, and I, **BERTRAM B. DENNIS, JR., TRUSTEE** of the Martha Dennis Residuary Family Trust, a testamentary trust under the will of Martha Carter Dennis as to an undivided ½ interest as tenant in common, Grantors, do hereby transfer and convey unto **BRIAN ANTHONY DENNIS** outright and free of trust, as to an undivided ½ interest as tenant in common, and unto **BRIAN ANTHONY DENNIS, TRUSTEE**, of the Martha Dennis Residuary Family Sub-Trust for the benefit of Brian Anthony Dennis and his descendants, as to an undivided ½ interest as tenant in

common, Grantees, all of the right, title and interest of Grantors, in and to certain property in Davidson County, Tennessee, described as follows:

See Exhibit A attached hereto.

Being the same property conveyed to Bertram B. Dennis Jr. and William T. McHugh (now deceased) as Co-Trustees of the Bertram Barkley Dennis Tennessee Marital Trust, a testamentary trust under the will of Bertram Barkley Dennis of record in Will Book 8, page 65, Chancery Court of Cheatham County, by deed of record in Instrument No. 20051201-0144434 Register's Office of Davidson County, Tennessee as to an undivided ½ interest as tenants in common, in said property; and being the same property conveyed to Bertram B. Dennis Jr. as trustee of the Martha Dennis Residuary Family Trust, a testamentary trust under the Will of Martha Carter Dennis of record in Will Book 10, Page 591, Chancery Court of Cheatham County, by Administrator's deed of record in Instrument No. 20150909-0091765, Registers Office of Davidson County, TN as to an undivided ½ interest as tenant in common, in said property.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 8th day of Sept., 2015.

Bertram Barkley Dennis Tennessee Marital Trust

By: Bertram B. Dennis Jr.
Bertram B. Dennis, Jr., Trustee

Martha Dennis Residuary Family Trust

By: Bertram B. Dennis Jr.
Bertram B. Dennis, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named BERTRAM B. DENNIS, JR. AS TRUSTEE , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of Sept., 2015.

NOTARY PUBLIC

My commission expires: 3-6-18.

LESA H. SKONEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 6, 2018

EXHIBIT A

2209 Maplecrest Drive – Lot 52 and part of Lot 53 (Unimproved)

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot no. 52 and the southerly part of Lot No. 53, on the Plan of Maplecrest Subdivision, as of record in Book 1835, Pages 27 and 28, Register's Office for said County, and described together as follows:

Beginning at a point on the westerly margin of Maplecrest Drive, at the common corner of Lots 51 and 52; thence with the margin of said Drive, northwardly, along a slight curve, 110 feet to the southeast corner of the property conveyed to A.D. Hewlett by deed of record in Book 2204, Page 463, said Register's Office; thence with Hewlett's south line westwardly 285 feet to the easterly right-of-way line of the Tennessee Central Railroad; thence with the line of the same, southwestwardly, passing the corner of Lots 52 and 53 at 220 feet, a total distance of 360 feet to an offset in said right-of-way line; thence continuing with said railroad right-of-way southeastwardly 15 feet to a point, and continuing with the same, southwestwardly, along a slight curve, 200 feet to the corner of Lots 51 and 52; thence with the line between said lots, northeastwardly 736 feet to the margin of Maplecrest Drive, the point of beginning.

This being unimproved property situated next to, abutting and adjoining the improved property at 2209 Maplecrest Drive, in Donelson, TN 37214.