BILL GARRETT, Davidson County
Trans:T20150093481 DEEDQC
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Fees:17.00 Taxes:0.00
20151103-0111686

This instrument prepared by
MCDONALD, LEVY & TAYLOR
10805 Kingston Pike
Knoxville, Tennessee 37934

QUIT CLAIM DEED

THIS CONVEYANCE is made on the 22 day of October, 2015, by Thomas E. Gatton and wife, Beverly A. Gatton, Grantors, to Thomas Edward Gatton and Beverly Ann Gatton as Trustees for the Thomas Edward Gatton and Beverly Ann Gatton Revocable Living Trust Dated September 8, 2015, Grantee.

WITNESSETH: That the Grantors, for and in consideration of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, the Grantors hereby convey and quitclaim unto the Grantee, all of their right, title and interest in and to the described real estate, located in Knox County, Tennessee, to-wit:

Being Lot No. 298 on the Plan of Hermitage Estates, Section II, as of record in Book 3700, page 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 298 fronts 80 feet on the northwesterly margin of Samoa Drive and runs back between parallel lines 125.0 feet to a dead line in the rear measuring 80.0 feet thereon.

Being the same property conveyed to Thomas Gatton and Beverly A. Gatton by Warranty Deed dated July 21, 1967, and of record in the Register's Office for Davidson County, Tennessee, Book 4155, Page 343.

Property Address: 4260 Samoa Drive, Hermitage, Tennessee 37076.

The Grantee, as Trustee, shall have the power and authority to protect, conserve, sell, lease, encumber, or otherwise manage and dispose of the real property described above, as well as all the powers provided in Exhibit A to this Quit Claim Deed.

IN WITNESS WHEREOF, the Grantors hereunder sets their hand the day and year first above written.

Thomas E. Gatton

Thomas E. Gatton

Beverly A. Gatton

Beverly A. Gatton

STATE OF FLORIDA)

COUNTY OF LAKE)

Personally appeared before me, the undersigned authority, the within named bargainors, THOMAS E. GATTON and BEVERLY A. GATTON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22 day of October, 2015.

NOTARY PUBLIC PATRICIA ANN WILSON MY COMMISSION # EE872670 EXPIRES: March 16, 2017

Patricia Ann Wilson
NOTARY PUBLIC

My Commission Expires: 3/16/2017

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I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ -0-.

Affiant Thomas E Gatton.

Sworn to and subscribed before me on Octber 22, 2015.

Notary Public Patricia Ann Wilson

My Commission Expires: 3/16/2017

NOTARY PUBLIC PATRICIA ANN WILSON MY COMMISSION # EE872670 EXPIRES: March 16, 2017

RESPONSIBLE TAXPAYER:
Thomas E. Gatton
Beverly A. Gatton
X Thomas E Gatton
Beverly A Gatton

THE PREPARER OF THIS DEED HAS NOT CONDUCTED A TITLE SEARCH, AND MAKES NO REPRESENTATION CONCERNING VALIDITY OF TITLE.

EXHIBIT A

1. The Trustee is vested with full rights of ownership over the above described real estate and Trustee is specifically granted and given the power of authority:

(a) To protect and conserve said real estate and improvements located thereon and to pay the taxes assessed thereon;

(b) To sell said real estate for cash, or on credit, at public or private sale, to exchange said real estate for other property and to grant options to sell said property, and to determine the price and terms of sales, exchanges and options.

(c) To execute leases and subleases for terms as long as 20 years, to subdivide or improve said real estate and tear down or alter improvements, to grant easements, give consent and make contracts relating to said real estate or its use and to release or dedicate any interest in said real estate;

(d) To borrow money and to mortgage, pledge or encumber any or all of said real estate to secure payment thereof;

(e) To manage, control and operate said real estate, to collect the rents, issues and profits, to pay all expenses thereby incurred, and in addition, to manage and operate any business that may now or hereafter be operated and maintained on said real estate, and in general, to exercise any powers;

(f) The Trustee's liability hereunder, under the Trust Agreement or by operation of law to any person, firm or corporation is limited to the trust assets and the Trustee shall not become individually or personally obligated in any manner related thereto;

2. The Trustee shall hold said real estate and made distributions of said real estate or of the proceeds derived therefrom in accordance with the terms and conditions of that certain Trust Agreement dated the 8 day of Sept, 2015, and any amendments thereto.

3. No purchaser, grantee, mortgagee, lessee, assignee or any other person dealing with the Trustee need see to the application of any proceeds of any sale, lease, mortgage or pledge, but the receipt of the Trustee shall be a complete discharge and acquittance therefor. Any and all persons, including but not limited to grantees, mortagees, lessees, transferees and assigns dealing with said Trustee need not inquire into the identification or status of any beneficiary under this deed or any collateral instrument not inquire into or ascertain the authority of such Trustee to act in and exercise the powers granted by this deed or of adequacy or disposition of any consideration paid to the Trustee nor inquire into the provisions of said unrecorded Trust Agreement and any amendments thereto collateral hereto.

4. By its acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts and requirements upon it binding.

5. Each and every power hereinabove set forth may be exercised by any Trustee. Any instrument executed by any Trustee or any act taken by any Trustee shall be binding upon the trust and all of the Trustees as fully and completely as if all Trustees had executed said instrument or taken such action.

6. The Successor Trustee shall have all of the title, powers and discretion herein given to the Trustee, without any act or conveyance or transfer. A certificate signed by any Trustee or any Successor Trustee under this instrument and acknowledged by him/her before a Notary Public shall be conclusive evidence upon all persons and for all purposes of the facts stated in the certificate representing the terms of this instrument and the identity of the Trustees who from time to time are serving under it.