This Instrument Prepared By:
Sherrard & Roe PLC (CWS)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Davidson County DEEDQC
Recvd: 11/16/15 10:50 4 pgs
Fees:22.00 Taxes:0.00
20151116-0115993

QUITCLAIM DEED

Address New Owners:
Anna Marie Page, Trustee
Anna Marie Page Trust
222 Wheeler Ave.
Nashville, TN 37211

Send Tax Bills To:
Anna Marie Page
Rebel Hill Florist
4821 Trousdale Drive
Nashville, TN 37220

Map/Parcel Number:
146 08 0 197.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Anna Marie Page (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Anna Marie Page, Trustee, and her successors in trust, of the Anna Marie Page Trust dated July 2, 2015 (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee (the "Property"), more particularly described as follows:

That certain property situated in Davidson County, State of Tennessee, including improvements thereto, more fully described as follows, to wit:

Lot No. 2 on the Plan of Overton Estates, as shown on plat of record in Plat Book 4595, Page 64 in the Register's Office of Davidson County, Tennessee, and being more fully described as follows:

Beginning at an iron pin set on the west right-of-way line of Trousdale Drive (60-foot right-of-way) that is 931.75 feet north of the centerline of Bramblewood Drive and proceeding as follows:

1. With the south line of Lot 2 leaving Trousdale Drive, N 86 14' 38" W 202.71 feet to an iron pin set at the southwest corner of Lot 2; thence,

2. N 3 52' 30" E 100.00 feet to an existing iron pin at the north west corner of Lot 2; thence,

3. S 86 14' 47" E 202.23 feet to a railroad spike set on the west right-of-way line of Trousdale Drive and continuing 7.77 feet, more or less, for a total distance of 210.00 feet to the northeast corner of Lot 2; thence,

4. With the east line of Lot 2, S 3 52' 30" W 100.00 feet to the southeast corner of Lot 2; thence,

5. With the south line of Lot 2, N 86 14' 38" W 7.29 feet to the beginning. The south line of Lot 2 having a total length of 210.00 feet and the lot containing 21,000 square feet or 0.482 of an acre, more or less.

Being the same property conveyed to Anna Marie Page by Special Warranty Deed from MAPCO PETROLEUM Inc., a Delaware corporation, of record in Book 8688, page 929, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 4821 Trousdale Drive, Nashville, Tennessee 37220.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 13th day of November, 2015.

Anna Marie Page, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Anna Marie Page, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 13th day of November, 2015.

Notary Public

My Commission Expires: May 8, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(3)(F).

Affiant

Subscribed and sworn to before me this 13th day of November, 2015.

Notary Public

My Commission Expires: 8-20-19

MARY LOUISE STEPHENSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Mary Louise Stephenson
My Commission Expires
August 20, 2019
STATE OF TENNESSEE

CERTIFICATE OF AUTHENTICITY

I, Carolyn W. Schott, 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.

Carolyn W. Schott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Carolyn W. Schott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 13th day of November, 2015.

Notary Public

My Commission Expires: 8-20-19

MARY LOUISE STEPHENSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Mary Louise Stephenson
My Commission Expires
August 20, 2019
STATE OF TENNESSEE