BILL GARRETT, Davidson County
Trans:T20150101186 DEEDQC
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20151130-0120602

This instrument was prepared by:
Rodney S. Klein, Esq.
KLEIN & ASSOCIATES, Attorneys at Law
110 Corporate Drive, Suite 150, Johnson City, TN 37604

QUITCLAIM DEED

THIS QUITCLAIM DEED, made and entered into this, the 10th day of November, 2015 by BONNIE DUNCAN (also known as BONNIE JEAN PATTERSON), herein called Party of the First Part, and PERRY ALAN PATTERSON and BONNIE JEAN PATTERSON, Trustees of the PERRY AND BONNIE PATTERSON LIVING TRUST dated November 10, 2015, herein called Party of the Second Part.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, the Party of the First Part has bargained and sold and by these presents does grant, transfer, quitclaim and convey unto the Party of the Second Part, its successors and assigns, the following described property more particularly bounded and described as follows, to-wit:

Davidson County – Map & Parcel: 149-02-0-B-095.00

Situate in the city of Antioch, Davidson County, Tennessee and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 197-A on the Plan of Zone Lot Division Lots 181-186, 192 and 196 thru 202, Piccadilly Square, Phase II, of record in Book 6250, Page 93, amended in Book 6900, Page 14, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to the Party of the First Part by deed dated January 28, 2008, of record in said Register's Office in Book 20080129, page 0009266.

This conveyance is made subject to any and all valid restrictive covenants and easements as may appear of record, if any.

IN WITNESS WHEREOF, the Party of the First Part hereunto signs her name on the day and year first above written.

Bonnie Patterson

BONNIE DUNCAN

also known as BONNIE JEAN PATTERSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of November, 2015, before me appeared BONNIE DUNCAN (who further averred that she is also known as BONNIE JEAN PATTERSON), the within named, 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 of office in the State and County aforesaid this 10th day of November, 2015.

Rodney S. Klein, NOTARY PUBLIC

RODNEY S. KLEIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WASHINGTON

My commission expires January 29, 2015.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration of this transfer is $-0-.

BONNIE JEAN PATTERSON, AFFIANT

Sworn to and subscribed before me, this 10th day of November, 2015.

Rodney S. Klein, NOTARY PUBLIC

RODNEY S. KLEIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WASHINGTON

My commission expires: January 29, 2105.

NAME & ADDRESS OF PROPERTY OWNER:

PERRY AND BONNIE PATTERSON LIVING TRUST and
PERRY ALAN PATTERSON AND BONNIE JEAN PATTERSON, Trustees
938 Strand Fleet Dr.
Antioch, TN 37013

NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:

PERRY AND BONNIE PATTERSON LIVING TRUST and
PERRY ALAN PATTERSON AND BONNIE JEAN PATTERSON, Trustees
938 Strand Fleet Dr.
Antioch, TN 37013

THE LEGAL DESCRIPTION OF THE REAL ESTATE HAS BEEN FURNISHED TO THE DRAFTSMAN BY THE GRANTOR(S) OR A THIRD PARTY OR HAS BEEN OBTAINED FROM THE PUBLIC RECORDS. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE ACCURACY OR CONTENT THEREOF REGARDLESS OF WHETHER THE SAME IS DUE TO THE INFORMATION PROVIDED OR DRAFTSMAN'S ERROR. NO OPINION AS TO THE STATE OF TITLE HAS BEEN FURNISHED AND THE GRANTEE(S) SHOULD SEEK AN INDEPENDENT TITLE EXAMINATION IF DESIRED. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE STATE OF TITLE OF THIS REAL ESTATE OR THE ACCURACY OF THIS DEED. FAILURE TO PROMPTLY RECORD THIS DEED IN THE APPROPRIATE REGISTER OF DEEDS' OFFICE COULD JEOPARDIZE THE GRANTEE(S) RIGHTS IN AND TO THIS REAL ESTATE. BY SIGNING THIS DEED THE GRANTOR UNDERSTANDS AND AGREES TO THIS LIMITATION OF LIABILITY AND BY ACCEPTANCE OF THIS DEED THE GRANTEE AGREES TO THE SAME.