This instrument was prepared by:
Robert S. Forman, Esquire
Robert S. Forman, P. A.
8201 Peters Road, Suite 1000
Fort Lauderdale, FL 33324

BILL GARRETT, Davidson County
Trans:T20150106162 DEEDQC
Recvd: 12/16/15 10:14 3 pgs
Fees:17.00 Taxes:0.00
20151216-0126395

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Citizens Bank & Trust 1985 E. Edgewood Drive Lakeland, FL 33803	Citizens Bank & Trust 1985 E. Edgewood Drive Lakeland, FL 33803 Attn: Ms. Lori Wilson, CPA, CTFA	12700-0-167

QUITCLAIM DEED

Know all persons by these presents, that Thomas Richard Townley and SunTrust Bank as Trustees of the Finos J. Townley, Jr. Trust (hereinafter referred to as the "Grantor"), does hereby release, remise, quitclaim and give unto Citizens Bank & Trust and Thomas R. Townley, as Co-Trustees of the Nellie E. Townley TUA FBO Finos J. Townley, Jr. dated August 15, 1998 (hereinafter collectively referred to as the "Grantee"), all Grantor's right, title and interest in and to the following described real estate located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6-A, on the Plan of Resubdivision of Lot 6-A, Reserve Parcel A of Huntwick Estates, Section 2, of record in Book 5800, Page 175, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Teresa H. Feltner, unmarried to Thomas Richard Townley and SunTrust Bank as Trustees of the Finos J. Townley, Jr. Trust, recorded October 2, 2007, in Instrument No. 2007 1002-0117423, Register's office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 7th day of December, 2015.

The Finos J. Townley, Jr. Trust

By: SunTrust Bank, Co-Trustee

By: _____
Name: Andrea Garcia
Title: Officer

By: _____
Thomas Richard Townley, Co-Trustee

STATE OF FLORIDA }
COUNTY OF BROWARD }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrea Garcia, as Officer of SunTrust Bank, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Officer of SunTrust Bank, the Co-Trustee of the Finos J. Townley, Jr. Trust, the within named bargainor, and that she as such Officer of SunTrust Bank the Co-Trustee of The Finos J. Townley, Jr. Trust, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Fort Lauderdale, Florida, this 7th day of December, 2015.

_____
Notary Public

My Commission Expires: 7/7/2016

STEPHEN SMITH
MY COMMISSION # EE 190777
EXPIRES: July 7, 2016
Bonded Thru Budget Notary Services

STATE OF FLORIDA }
COUNTY OF Polk }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Richard Townley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to the Co-Trustee of The Finos J. Townley, Jr. Trust, the within named bargainor, and that he as such Co-Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Lakeland, Florida, this 9th day of December, 2015.

Notary Public

My Commission Expires: 2/7/16

HEATHER McNEELY
Notary Public, State of Florida
My Comm. Expires Feb. 7, 2016
Commission No. EE 167437

STATE OF FLORIDA
COUNTY OF Polk

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

Thomas Richard Townley, Affiant

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

Notary Public

My Commission Expires: 2/7/16

HEATHER McNEELY
Notary Public, State of Florida
My Comm. Expires Feb. 7, 2016
Commission No. EE 167437