PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDQC
Recvd: 12/31/15 11:22 3 pgs
Fees:22.00 Taxes:0.00
20151231-0131544

STATE OF TENNESSEE)

COUNTY OF Wilson)

The actual consideration is $0.00.

Charles D. Simms

AFFIANT

Subscribed and sworn to before me this 15 day of Dec, 2015.

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

NOTARY PUBLIC
My Commission Expires: 8.14.17

ADDRESS OF NEW OWNER:

Lori Oakley Simms

2717 Bluefield Avenue

Nashville, TN 37214

SEND TAX BILLS TO:

Owner

Map/Parcel 96-1-34

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of creating a Tenancy by the Entirety with the named party, **Lori Oakley Miller (n/k/a Lori Oakley Sims ("Grantor")** does hereby quitclaim and convey her interest unto **Donald R. Barrett, Jr., Trustee**, ("Grantee") his successors and/or assigns the following described parcel of land in **Davidson County**, Tennessee:

Land in Davidson County, Tennessee being part of Lots No.s 45 and 46 on the Plan of Bluefields, of record in Book 843, page 16 Register's Office for Davidson County, Tennessee, being lot "A" on the unrecorded plan showing re-subdivision of Lots Nos 45, 46, 47 and 48 on said plan of Bluefields described according to a survey made by Z.J. Wilkinson, Surveyor, April 6, 1940 as follows:

Beginning on the southwesterly margin of Bluefield Avenue at the northeast corner of the property conveyed to Carl Frey and wife, by deed from Guard Green and wife, of record in Book 1340, page 385 said Register's Office ; thence with Fry's northerly line, Southwestwardly 396 feet to Fry's northwest corner; thence northwestwardly 46 feet; thence northeastwardly 365 feet to the southwesterly margin of said Avenue; thence with same southwestwardly 96 feet to the beginning.

Being the same property conveyed to Gary D. Miller and wife, Lori Oakley Miller (n/k/a Lori

Oakley Simms) by deed from Mildred Templeton Hoover of record in Book 8629, page 264 Register's office for Davidson County, Tennessee. Further conveyed to Lori Oakley Miller (n/k/a Lori Oakley Miller Simms) by deed from Gary D. Miller of record in Book 10082, page 46 Register's Office for Davidson County, Tennessee.

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Lori Oakley Simms
f/k/a Lori Oakley Miller

And now, I, the said **Donald R. Barrett, Jr., Trustee**, for the express purpose of carrying out the intent of this conveyance, as set out, do hereby convey, and forever quitclaim unto **Lori Oakley Simms and husband Charles D. Simms as Tenants by the Entirety,** the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 15th day of Dec., 2015.

Donald R. Barrett, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lori Oakley Simms, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of Dec, 2015.

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

My Commission Expires: 8.14.17

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald R. Barrett, Jr., Trustee, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of December, 2015.

My Commission Expires: May 22, 2019

Notary Public

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Kimie Perry, 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

