BILL GARRETT, Davidson County
Trans: T20160000142 DEEDQC
Recvd: 01/04/16 09:47 3 pgs
Fees: 17.00 Taxes: 0.00
20160104-0000141

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SHELBY WINKELPLECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018

PREPARED WITHOUT TITLE OPINION

Property Address and Owner:
Jan Blaustone, Trustee
6249 Rivervalley Drive
Nashville, Tennessee 37221

Mail Tax Statement to:
Jan Blaustone
6249 Rivervalley Drive
Nashville, Tennessee 37221

I, or we, hereby swear or affirm that the actual consideration for the transfer of this property is $0.00.

Janet Marie Lee Blaustone
Affiant

Sworn to and subscribed before me this 2nd day of December 2015.

S. Winkelpleck
NOTARY PUBLIC

My Commission Expires: 9-10-18

Map 126-16-0-A and Parcel No.(s): 275.00 CO

QUITCLAIM DEED

This instrument made and entered into on this the 2nd day of December 2015, by and between Janet Marie Lee Blaustone, hereinafter referred to as SETTLOR, and Janet Marie Lee Blaustone, appearing as Trustee of The Janet Marie Lee Blaustone Family Irrevocable Trust, hereinafter referred to as GRANTEE.

WITNESSETH

That for and in consideration of the sum of ONE AND NO/100 ($1.00) DOLLAR and other good and valuable consideration, there receipt of which is hereby acknowledged, Settlor conveys and quitclaims unto Grantee, all Settlor's right, title and interest in and to the following described real estate, lying and being in the 3rd Civil District of Davidson County, Tennessee, more particularly bounded and described, to wit:

> Being Lot Number 305 on the Plan of Riverwalk Phase 2A, Section 2, as shown on plat of record in Instrument No. 20031014-0151984, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Michael L. Blaustone and wife, Janet M. Blaustone, by Warranty Deed from Corinthian Custom Homes, Inc., dated October 29, 2004, and recorded November 3, 2004, of record in Instrument No. 20041103-0132267,

in the Office of the Register of Deeds of Davidson County, Tennessee, Pursuant to Final Decree of Divorce, Docket #09D-810 in the Fourth Circuit Court for Davidson County, Tennessee, and recorded in Instrument No. 20091209-0112670, the subject property is hereby divested out of Michael Lynn Blaustone, and vested in Janet Marie Lee Blaustone in fee simple.

The address of the herein described property is believed to be 6249 Rivervalley Drive, Nashville, TN 37221, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Description taken from prior deed.

Subject property is being sold and purchased in "as is condition" with no representation or warranty whatsoever by Settlor as to its condition or fitness for use other than as expressly set forth herein. This deed was prepared without the benefit of a survey and the descriptions herein are the same as in the previous deed of record. The preparer makes no certification as to boundaries of property or number of acres contained herein.

If the above property described property is agricultural, forest or open spaced land, and if such property will be converted to use other than that stipulated in TCA 67-5-1001, then pursuant to TCA 26-5-1008 or failure to file Greenbelt Application, the buyers shall be liable for all roll back taxes due.

IN TESTIMONY WHEREOF, Settlor has hereunto set its signature, this the day and date first above written.

Janet Marie Lee Blaustone

JANET MARIE LEE BLAUSTONE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of December 2015, before me personally appeared Janet Marie Lee Blaustone, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and acknowledged that such person executed the same as their free act and deed.

WITNESSED my hand and official seal at office on this the 2nd day of December 2015.

S. Winkelpleck
NOTARY PUBLIC

My Commission Expires: 9-10-18

