BILL GARRETT, Davidson County
Trans:T20160000355 DEEDQC
Recvd: 01/04/16 13:25 2 pgs
Fees:12.00 Taxes:0.00
20160104-0000385

# QUITCLAIM DEED

| Address New Owner as Follows: | Send Tax Bills To: | Map-Parcel No. |
|---|---|---|
| Bruce A. Johnson, Jr.<br>1222 Villa Place<br>Nashville, TN 37212 | Same | Map 105-5<br>Parcel 4 |

This instrument prepared by: Paul C. Hayes, Howard & Mobley, PLLC, 2319 Crestmoor Road, Nashville, Tennessee 37215

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Lerlie Cleveland

Lerlie Cleveland, Trustee of the Juanita S. Drake Family Living Trust under agreement dated November 13, 2002

Subscribed and sworn to before me, this the 22nd day of December 2015.

TANYA J. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Tanya J. Johnson
NOTARY PUBLIC
My Commission Expires: March 20, 2018

MY COMMISSION EXPIRES: MARCH 20, 2018

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, Lerlie Cleveland, Trustee of the Juanita S. Drake Family Trust under agreement dated November 13, 2002 (the "Grantor"), by these presents, does hereby quitclaim and convey all of her right, title and interest unto Bruce A. Johnson, Jr. (the "Grantee"), his heirs and assigns, in and to an undivided one-third (1/3) interest in the following described land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 14 on the Map of George I. Waddey's Resubdivision of Lot No. 28 in O. B. Hayes Rokeby Addition, of record in Book No. 421, page 141, Register's Office for Davidson County, Tennessee, and the northerly ½ of Lot No. 1 on the Map of the Subdivision of Blocks 37 and 52 and being a part of Block 37 of the O. B. Hayes Rokeby Addition, of record in Book 547, page 2, said Register's Office.

Said Lot No. 14 fronts 50 feet on the easterly side of Villa Place and runs back between parallel lines 152 feet 6 inches to an alley.

Said part of said lots fronts 28 feet on the easterly side of Villa Place and runs back between lines 152 feet 6½ inches on the south line and 152 feet 6 inches on the north line to an alley on which it measures 28 feet.

Being the same property conveyed to Lerlie Cleveland, Trustee of the Juanita S. Drake Family Trust under agreement dated November 13, 2002, by deed from Gwendolyn Smith, Successor Trustee of the Drake Family Living Trust under agreement dated August 12, 1999, of record as Instrument No. 20090430-0039390, said Register's Office. Grantor has retained a one-third (1/3) undivided interest in the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of December, 2015.

Lerlie Cleveland

Lerlie Cleveland, Trustee of the Juanita S. Drake Family Living Trust under agreement dated November 13, 2002

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lerlie Cleveland, Trustee of the Juanita S. Drake Family Living Trust under agreement dated November 13, 2002, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at my office in Nashville, Tennessee, this the 22nd day of December, 2015.

Tanya J. Johnsen

NOTARY PUBLIC
My Commission Expires: March 20, 2018

TANYA J. JOHNSEN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES:
MARCH 20, 2018