This Instrument Prepared By:
Sherrard & Roe PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Davidson County DEEDQC
Recvd: 01/14/16 13:38 5 pgs
Fees:27.00 Taxes:0.00
20160114-0004055

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Richard and Susan Kizer 235 Highland Villa Circle Nashville, TN 37211	Same	161-14-OB-235.00

WHEREAS, Helen M. Kizer (the "Decedent"), Grantor and Trustee of the Helen M. Kizer Revocable Trust, as amended and restated on November 20, 2008 (the "Revocable Trust"), died on June 4, 2015; and

WHEREAS, pursuant to the terms of the Revocable Trust Agreement, Donald Charles Phelps and Richard Harry Kizer succeeded the Decedent as Co-Trustees (the "Co-Trustees") of the Revocable Trust upon the Decedent's death; and

WHEREAS, the Co-Trustees desire to convey all right, title and interest in and to certain real property located in Davidson County, Tennessee, in order to complete the administration of the Revocable Trust and distribute the Property in accordance with the terms of the Revocable Trust and that certain Estate and Trust Distribution Agreement dated January 13, 2016.

NOW THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Donald Charles Phelps and Richard Harry Kizer, as Co-Trustees of the Helen M. Kizer Revocable Trust (hereinafter referred to as the "Grantors"), do hereby quitclaim, transfer and convey all of the Revocable Trust's right, title and interest in and to certain real property located in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference (the "Property"), to Richard Harry Kizer and his wife, Susan T. Kizer, as tenants by the entireties (the "Grantee").

The legal description is the same as the previous deed of record.

This is improved property located at 235 Highland Villa Circle, Nashville, Tennessee 37211.

This Property is conveyed expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

(SIGNATURE PAGE TO FOLLOW)

IN WITNESS WHEREOF, the Trustees have executed this instrument this 13 day of ~~December, 2015~~. January, 2016

HELEN M. KIZER REVOCABLE TRUST

By: Donald Charles Phelps
Donald Charles Phelps, Co-Trustee

STATE OF ILLINOIS)
COUNTY OF Cook)

Personally appeared before me, a Notary Public in and for said State and County, Donald Charles Phelps, who upon oath acknowledged that he is the Co-Trustee of the Helen M. Kizer Revocable Trust, as amended and restated on November 20, 2008, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 13 day of ~~December, 2015~~. January 2016 ab

Alanna Brookshaw
Notary Public

My Commission Expires: 06-20-2019

OFFICIAL SEAL
ALANNA BROOKSHAW
Notary Public - State of Illinois
My Commission Expires Jun 20, 2019

HELEN M. KIZER REVOCABLE TRUST

By:_____
Richard Harry Kizer, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Richard Harry Kizer, who upon oath acknowledged that he is the Co-Trustee of the Helen M. Kizer Revocable Trust, as amended and restated on November 20, 2008, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 17th day of December, 2015.

_____
Notary Public

My Commission Expires: 05/08/2018

DHARAM PAL GOYAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409 (a)(3)(G).

_____
Affiant

Subscribed and sworn to before me this 17th day of December, 2015.

_____
Notary Public

My Commission Expires: 05/08/2018

DHARAM PAL GOYAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2018

EXHIBIT A

Land in Davidson County, Tennessee being Unit No. 235 on the Plan of Highland Villa, a Condominium Development, of record in Book 7278, page 312, as amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8173, page 84, Book 8199, page 149, book 8765, page 610 and in Book 10871, page 232, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Donald Charles Phelps and Richard Harry Kizer, as Co-Trustees of the Helen M. Kizer Revocable Trust, as amended and restated on November 20, 2008, by Executor's Deed from Richard Harry Kizer, Executor of the Estate of Helen M. Kizer, by deed dated December 17, 2015, of record as Instrument #20151228-0130202, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Highland Villa of record in Book 7278, page 312, as amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8173, page 84, Book 8199, page 149, Book 8765, page 610 and in Book 10871, page 232, Register's Office for Davidson County, Tennessee. Master Deed and By-Laws of record in Book 7278, page 312; Amendments to Master Deed of record in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8173, page 84, Book 8199, page 149, Book 8765, page 610 and in Book 10871, page 232; Amendments to By-Laws of record in Book 8090, page 537, Book 8131, page 95, Book 8658, page 595, Book 9730, page 265, Book 9730, page 268, Book 9730, page 271 and in Instrument No. 20021118-0142476; Charter for Homeowners' Association of record in Book 7278, page 310; Sanitary Sewer and/or Storm Drainage Easement of record in Book 6479, page 186 and in Book 6548, page 101; Water Main and Appurtenances Easement of record in Book 8175, page 774; Right-of-Way Easement for Drainage Facility of record in Book 7913, page 753, all in the Register's Office for Davidson County, Tennessee. Master Deed of record in Book 10871, page 232, Register's Office for Davidson County, Tennessee. By-Laws of record in Instrument No. 20081210-0119221, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, 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.

Carla L Lovell

Carla L. Lovell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Carla L. Lovell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 14th day of January, 2016.

Mary Louise Stephenson

Notary Public



NOTARY PUBLIC
Mary Louise Stephenson
My Commission Expires
August 20, 2019
STATE OF TENNESSEE

My Commission Expires: 8-20-19