BILL GARRETT, Davidson County
Trans:T20160007078 DEEDQC
Recvd: 01/27/16 10:51 3 pgs
Fees:17.00 Taxes:0.00
20160127-0007791

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This instrument prepared by:

Aimee D. Bobbitt
Attorney At Law
4211 Gallatin Road
Nashville, TN 37216

The actual consideration for this transfer is $0.00.

Barbara Loy
Affiant

Subscribed and sworn to before me this 29 day of October, 2015.

Aimee Denise Bobbitt
NOTARY PUBLIC

My Commission expires: 05-06-2019

AIMEE DENISE BOBBITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Based upon information provided by client

QUITCLAIM DEED

New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
John M. Rucker, Trustee John M. Rucker Revocable Living Trust Agreement and Barbara P. Loy, Trustee, Barbara P. Loy Revocable Living Trust Agreement 826 Old Hickory Blvd. Madison, Tennessee 37115	Same	Map 042 09 Parcel 001.00

KNOWN ALL MEN BY THESE PRESENT that Barbara Loy, for and in consideration of the sum of Ten Dollars and No/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, does by these presents hereby quitclaim and convey unto Barbara P. Loy, Trustee, Barbara P. Loy Revocable Living Trust dated OCTOBER 29TH, 2015, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, to-wit.

Land in Davidson County, Tennessee, being part of Lot Nos. 1 and 2 on the Plan of Bonnie Brae Subdivision, Section 1, of record in plan Book 2330, Page 1, Register's Office for said County, and described according to a survey by John Kohl, Surveyor, dated July 23, 1975, revised August 20, 1075, as follows:

Beginning at a point in the northerly margin of Old Hickory Boulevard, as widened, said point being the northeast corner of the parcel of land conveyed to Metropolitan Government of Nashville and Davidson County by deed of record in Book 4855, page 5, said Register's Office, and being the southeast corner of the land herein described; thence northeastwardly 299.4 feet to a point, said point being located 11.5 feet west of the common rear corner of Lot Nos. 1 and 2 on the above-referenced plan; thence westwardly, 189.4 feet to a point; thence southwardly 318.5 feet to the northwest corner of the parcel conveyed to Metropolitan Government of Nashville in the above-referenced deed; thence, eastwardly 104.0 feet to the point of beginning.

Being the same property conveyed to John Michael Rucker by Special Warranty Deed from GRP Loan, LLC, dated May 20, 2009, of record in Instrument No. 20090526-0048252, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John M. Rucker, Trustee, John M. Rucker Revocable Living Trust Agreement dated October 3, 2012 by quitclaim deed from John Michael Rucker, dated October 3, 2012, of record in Instrument No. 20121010-0092859, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John M. Rucker, Trustee, John M. Rucker Revocable Living Trust Agreement dated October 3, 2012 and Barbara Loy, as tenants in common, by deed from John M. Rucker, Trustee and John Michael Bodie Rucker, Successor Trustee for the John M. Rucker Revocable Living Trust, of record in Instrument No. 20150702-0064543, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the following:

1. Subdivision Restrictions, Building Lines and Easements of record in Plat Book 2330, Page 1, in the Register's Office for Davidson County, Tennessee.
2. Deed Restrictions recorded at Book 3803, Page 469, in the said Register's Office.
3. Easements of record at Book 6391, Page 786, as recorded in the said Register's Office.
4. Judgment of record at Book 5974, Page 919, in the said Register's Office.
5. Judgment of record in Book 11701, Page 249, in the said Register's Office.
6. Judgment of record as Instrument No. 20001117-0114152, in the said Register's Office.

John Michael Rucker and John M. Rucker are one and the same person.
Barbara Loy and Barbara P. Loy are one and the same person

This is improved property known as **826 Old Hickory Blvd., Madison, Tennessee 37115.**

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 29th day of October, 2015.

Barbara Loy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared, Barbara Loy, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 29th day of October, 2015.

Aimee Denise Bobbitt

Notary Public

My Commission Expires: 05-06-2019

