BILL GARRETT, Davidson County
Trans:T20160018519 DEEDQC
Recvd: 03/07/16 13:52 3 pgs
Fees:17.00 Taxes:0.00
20160307-0021663

This instrument prepared by:
David T. Hooper
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Record and return to:
Same as preparer

Address of New Owner:
817 Benton Avenue, Unit B
Nashville, TN 37204

Send Tax Bills to:
New Owner

Map/Parcel:
105-10-0-D / 002-00CO

QUIT CLAIM DEED TO TRUST

For good and valuable consideration, receipt of which is hereby acknowledged, KATHLEEN E. HASSETT, hereinafter called Grantor, has bargained and sold, and by these presents does quit claim, transfer and convey unto Kathleen E. Hassett and Christine R. Besemer, Trustees of the KATHLEEN E. HASSETT REVOCABLE TRUST AGREEMENT dated September 21, 2015, hereinafter called Grantee, their successors and assigns, all of Grantor's right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Unit B of 817 Benton Avenue Townhomes, a Horizontal Property Regime with Private Elements, located on Benton Avenue in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for 817 Benton Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20121126-0108132, and corrected in Instrument No. 20130522-0051429, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners and tenants of 817 Benton Avenue Townhomes, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20121126-0108132, and corrected in Instrument No. 20130522-0051429, and By-Laws appended thereto, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.
>
> Being the same property conveyed to Kathleen E. Hassett by deed from Craighead Terrell Properties, a Tennessee General Partnership, of record in 20131001-0102988, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record as set out on Exhibit "C" to the Declaration of Covenants as shown in Instrument No. 20121126-0108132, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) All matters shown on the Plan of record in Book 332, Page 130 and Book 332, Page 151, Register's Office for Davidson County, Tennessee.

3) Declaration of Covenants, Conditions and Restrictions and Bylaws of 817 Benton Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20121126-0108132, and corrected in Instrument No. 20130522-0051429, Register's Office for Davidson County, Tennessee.

4) Charter of 817 Benton Avenue Townhouse Corporation of record in Instrument No. 20130221-0017469, Register's Office for Davidson County, Tennessee; and,

5) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved property, known as 817 Benton Avenue, Unit B, Nashville, Tennessee.

Grantee, as Trustee, shall have the power and authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of the real property described above.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 2 day of MARCH, 2016.

KATHLEEN E. HASSETT, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared KATHLEEN E. HASSETT, the Grantor, with whom I am personally acquainted or proved to me her identity on the basis of satisfactory evidence, and who upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 2 day of MARCH, 2016.

David Hooper
Notary Public
My Commission Expires:

DAVID T. HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 2, 2016

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00. The purpose of this transaction is to transfer the subject property to a revocable living trust.

Kathleen E Hassett
KATHLEEN E. HASSETT, Affiant

Subscribed and sworn before me, this 2nd day of March, 2016.

David Hooper
Notary Public
My Commission Expires:

DAVID T. HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 2, 2016