BILL GARRETT, Davidson County
Trans:T20160021755 DEEDQC
Recvd: 03/17/16 08:44 4 pgs
Fees:22.00 Taxes:0.00
20160317-0025214

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. John L. Gibson, Trustee, Affiant Subscribed and sworn to before me, this 14th day of March, 2016. Notary Public My Commission Expires:

KIMBERLY KEEFE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
MY COMMISSION EXPIRES: December 6, 2016

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
John L. Gibson and/or Karen Margaret Gibson, Trustees 2233 Center Point Road Hendersonville, Tennessee 37075	SAME	025 04 0 010.00 025 04 0 026.00 025 04 0 027.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, John L. Gibson and wife, Karen Margaret Gibson, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest

in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **John L. Gibson and/or Karen Margaret Gibson, Trustees of The John & Karen Gibson Family Living Trust, established by the Revocable Trust Agreement of John L. Gibson and Karen Margaret Gibson dated January 25, 2016**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 14th day of March, 2016.

John L. Gibson

Karen Margaret Gibson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John L. Gibson and Karen Margaret Gibson, the bargainors, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of March, 2016.

My Commission Expires:

LINDSAY KEEFE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
December 6, 2016

Notary Public

EXHIBIT A

Legal Descriptions

Land lying in Davidson County, Tennessee, more particularly described as follows:

TRACT NO. TWO: Land in the Tenth Civil District of Davidson County, Tennessee, in the Town of Goodlettsville, more particularly described as follows:

BEGINNING at a point in the westerly margin of Main Street, which point is 78 feet and 6 inches North of the intersection of the westerly margin of Main Street, and the northerly margin of Cedar Street, which point in the northeast Street; and the northerly margin of Cedar Street, and in the northeast corner of a tract of land conveyed to C.W. Parrish, of record in Book 1469, page 422, Register's Office for Davidson County, Tennessee; thence running with the northern boundary line of said conveyed Tract, South 77 degrees West 78 feet to a point in the easterly margin of Lick Street; thence running northerly along the easterly margin of said Street 28 feet and 3 inches to a point; thence running easterly and parallel with the southerly boundary line of said Tract, 78 feet, more or less, to a point in the westerly margin of said Main Street; thence with said westerly margin of Main street, southerly 28 feet and 3 inches to the point of beginning.

TRACT NO. THREE: A tract of land in the Tenth Civil District formerly Twentieth, of Davidson County, Tennessee, described according to a survey made by J.R. Scott, surveyor, 13 December 1946, as follows:

BEGINNING at a point in the westerly margin of U.S. Highway No. 41-E or Main Street, of Goodlettsville, at the intersection of the westerly margin of said Main Street and the northerly margin of Cedar Street; thence with the westerly margin of said Main street, North 9 degrees, West 78 feet 6 inches to the southeast corner of the Post Office Tract; thence with the southern boundary line of said Post Office Tract, South 77 degrees West 78 feet to a point in the easterly margin of Lick Street; thence with the easterly margin of said Lick street, south 8-1/2 degrees East 67 feet 8 inches to the northerly margin of said Cedar street; thence with northerly margin of said Cedar street, North 84-1/2 degrees East 75 feet 10 inches to the beginning.

TRACT NO. FOUR: Being the easterly portion of Lot No. 6 of the John H. Martin Property, located in the Tenth Civil District of Davidson County, Tennessee, on the North side of West Cedar Street, and more particularly described according to a survey by Viking Surveying Service, 503 Long Hollow Pike, Goodlettsville, Tennessee dated 24 September 1976, John B. Bates, Registered Land Surveyor, Tennessee No. 418, as follows:

BEGINNING at an iron nail in the North margin of West Cedar Street and the west margin of Lick Street the southeast corner of this lot and the original Southeast corner of the John H. Martin Property; thence with the North margin of West Cedar Street, South 84 degrees 30 minutes West, 70.0 feet to an iron pin in the North margin of West Cedar street; thence leaving West Cedar Street, North 5 degrees West 134.8 feet to an iron pin in a fence line; thence with the fence line North 85

degrees 30 minutes East 66.0 feet to an iron nail in the root of a Boduck stump on the West margin of Lick Street; thence with the West margin of Lick Street; South 6 degrees 30 minutes East 134.0 feet to an iron nail, the point of beginning, and containing 0.21 acre, more or less.

Being the same property conveyed to John L. Gibson and wife, Karen M. Gibson, by deed from Advanced Receivables Services, Inc., a Tennessee corporation, of record in Book 8843, page 231, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Karen Margaret Gibson and Karen M. Gibson are one and the same person.

This is improved property known as 0 West Cedar Street, 106 North Main Street, and 100 North Main Street, Goodlettsville, Tennessee 37072.