This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., P. O. BOX 17116
Nashville, Tennessee 37217
(615) 885-0223

SEND TAX BILL TO:
ADDRESS NEW OWNER:
John Daniel Liles
5590 John Hagar Rd.
Mt.Juliet, TN 37122

Davidson County DEEDQC
Recvd: 03/28/16 12:53 2 pgs
Fees:12.00 Taxes:0.00
20160328-0028741

PARCEL ID: 098000208 00

QUITCLAIM DEED

PREPARED BY INFORMATION PROVIDED BY THE PARTIES HERETO WITHOUT BENEFIT OF A TITLE EXAMINATION.

FOR AND IN CONSIDERATION of no monetary consideration, **David J. Waynick, Trustee, with full power to sell, grant, lease, option, convey, encumber and contract to sell and convey the Trust Property, or any part or parts thereof, without the necessity of joinder by the Beneficiaries or any of them,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey all right, title and interest that he may have in and to the following described real property unto **John Daniel Liles and wife, Lisa Liles**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract or parcel of land lying in Davidson County, Tennessee and described as:
Being Lot #2 on the Plat of "Subdivision of David J. Waynick, Trustee Property " of record in Plat Instrument No. 20140226-0016216 Register's Office for Davidson County, Tennessee.

Being PART the same property conveyed to David J. Waynick, Trustee, with full power to sell, grant, lease, option, convey, encumber and contract to sell and convey the Trust Property, or any part or parts thereof, without the necessity of joinder by the Beneficiaries or any of them by deed, dated June 8, 2012, of record in Instrument no. 20120615-0052764, Register's Office for Davidson County, Tennessee.
Commonly known as: 3179 Earhart Rd., Nashville, TN.
This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2014 and subsequent years.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantees agree that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantees in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.
Whereever 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 the 13th day of March, 2014.

David J. Waynick, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **David J. Waynick, Trustee, with full power to sell, grant, lease, option, convey, encumber and contract to sell and convey the Trust Property, or any part or parts thereof, without the necessity of joinder by the Beneficiaries or any of them,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Deed for the purposes therein contained.

WITNESS my hand and official seal this 13th day of March, 2014.

NOTARY PUBLIC
My Commission Expires:

TONI RUTGERSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY
My Comm. Expires June 1, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 13th day of March, 2014.

NOTARY PUBLIC
My Commission Expires:

TONI RUTGERSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY
My Comm. Expires June 1, 2016

CERTIFICATION
I, Toni Rutgerson, do hereby make oath that I am 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.

Toni Rutgerson

State of Tennessee; County of Davidson
On this 25th day of March, 2016, personally appeared before me, a notary public for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Thomas B. Luck
My Commission Expires: Jan. 6, 2020

THOMAS B. LUCK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY