209 Monticello Avenue

BILL GARRETT, Davidson County
Trans:T20160024790 DEEDQC
Recvd: 03/28/16 14:56 3 pgs
Fees:17.00 Taxes:0.00
20160328-0028972

Prepared by and Return to:

Tommy C. Estes, Esq.
MANIER & HEROD, a Tennessee Professional Corporation
One Nashville Place, Suite 2200
150 Fourth Avenue North
Nashville, Tennessee 37219
(615) 742-9315

CO-TRUSTEE'S QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	PARCEL ID:
Mary Alice Binnion and Donna Binnion Smith, Co-Trustees of the Ray Kenneth Binnion Family Trust 813 Evergreen Trail Madison, TN 37115	(SAME)	034 09 0 066.00

WHEREAS, Ray Kenneth Binnion died on October 5, 2015, having his usual place of residence in Davidson County, Tennessee, and leaving a Last Will and Testament which was admitted to Probate in the Circuit Court of Davidson County, Probate Division on January 21, 2016 and assigned the case number 16P-2102; and

WHEREAS, the undersigned, MARY ALICE BINNION and DONNA BINNION SMITH, are the duly acting Co-Trustees of the RAY KENNETH BINNION REVOCABLE TRUST (hereinafter referred to as the "Grantor") established under an Agreement dated January 5, 2000; and

NOW THEREFORE, for the purpose of transferring the hereinafter described real property to MARY ALICE BINNION and DONNA BINNION SMITH, Co-Trustees of the RAY KENNETH BINNION FAMILY TRUST created under Article VI of the same Agreement dated January 5, 2000 (hereinafter referred to as "Grantee") and for no monetary consideration, the Co-Trustees of the RAY KENNETH BINNION REVOCABLE TRUST, do hereby intend to transfer and assign all of the Grantor's right, title and interest in and to the following described real property located in the Davidson, Tennessee, being more fully described as follows:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Gateway, Section I, as of record in Book 3300, pages 39 and 40, in the Register's Office for Davidson County.

Said Lot No. 88 fronts 75 feet on the westerly side of Monticello Avenue, and runs back 205 feet on the northerly line and 245.2 feet on the southerly line, which is a broken line, to a dead line in the rear on which it measures 45.2 feet.

Being the same property conveyed to the Ray K. Binnion Revocable Trust, from Ray K. Binnion, by deed of record in Instrument No. 200004260041329, in the Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Co-Trustees for the Grantor or Co-Trustees of the Grantee.

This is improved property known as 209 Monticello Avenue, Goodlettsville, in Davidson County, Tennessee 37072.

The legal description and state of the title stated above have been taken from the prior Quitclaim Deed of record conveying interest in this property to Grantor. The draftsman assumes no liability as to the accuracy thereof. The Grantor conveys the herein described property, together with all rights, hereditaments and appurtenances thereof, forever and in fee simple as Co-Trustees only, and not individually. The Grantor warrants title to the above-described real estate only in their capacity as Co-Trustees, and not individually, against all persons claiming under the Grantor, but not any further or otherwise. Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

WITNESS MY HAND this 21st day of March, 2016.

GRANTOR:
Ray Kenneth Binnion Revocable Trust

Mary Alice Binnion Co-Trustee
MARY ALICE BINNION, Co-Trustee

Donna Binnion Smith, Co-Trustee
DONNA BINNION SMITH, Co-Trustee

1061385.1

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me Tommy C. Estes, a Notary Public of this County, MARY ALICE BINNION, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is a Co-Trustee of the Ray Kenneth Binnion Revocable Trust, U/A dated January 5, 2000 and that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 21st day of March, 2016.

TOMMY C. ESTES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Tommy C. Estes
Notary Public
My Commission Expires: 05-03-2016

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me Tommy C. Estes, a Notary Public of this County, DONNA BINNION SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is a Co-Trustee of the Ray Kenneth Binnion Revocable Trust, U/A dated January 5, 2000 and that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 21st day of March, 2016.

TOMMY C. ESTES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Tommy C. Estes
Notary Public
My Commission Expires: 05-03-2016

THIS CONVEYANCE IS EXEMPT FROM TENNESSEE RECORDATION TAX PURSUANT TO TENNESSEE CODE ANNOTATED, SECTION 67-4-409(3)(G).