Davidson County DEEDQC
Recvd: 03/31/16 15:35 4 pgs
Fees:22.00 Taxes:0.00
20160331-0030735

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
16146281

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
Jennifer J. Kyle, Trustee of the Kyle 2013 Grandchildren's Trust Frank R. Kyle 108 Longwood Place Nashville, Tennessee 37215	Jennifer J. Kyle, Trustee of the Kyle 2013 Grandchildren's Trust c/o Frank R. Kyle 108 Longwood Place Nashville, Tennessee 37215	Parcel ID: 1030301500

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration), I, FRANK R. KYLE, do hereby quitclaim and convey unto JENNIFER J. KYLE, TRUSTEE OF THE KYLE 2013 GRANDCHILDREN'S TRUST, established April 10, 2013, her successors and assigns, with full right and power to sell, transfer, convey and encumber without the joinder of any beneficiary or other party, all of my right, title and interest in and to the property described on Exhibit A hereto.

The description on Exhibit A hereto is the same as that contained in the prior deed.

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

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 3rd day of March, 2016.

FRANK R. KYLE

Jennifer J. Kyle joins in this conveyance for the sole purpose of conveying any interest which she may have by virtue of her marriage to Frank R. Kyle.

JENNIFER J. KYLE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, FRANK R. KYLE and JENNIFER J. KYLE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 3rd day of March, 2016.

Angela H. Beckley
Notary Public

My Commission Expires:
My Commission Expires
July 24, 2019

ANGELA H BECKLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Robert R. Kyle
Affiant

Subscribed and sworn to before me
this 3rd day of March, 2015.

Angela H. Beckley
Notary Public

My Commission Expires:
My Commission Expires
July 24, 2019

ANGELA H BECKLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 702, Block 34 on the Plan of Charlotte Park Company's First Addition as of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Said Lot No. 702 fronts 60 feet on the southerly side of Idaho Avenue, (formerly called Fifth Avenue) and extends back in a southerly direction, along the west margin of 48th Avenue North, (formerly 7th Street) 150 feet to an alley, and measures 60 feet on said alley.

Being the same property conveyed to FRANK R. KYLE by deed of record instrument number 20080618-0062616, Register's Office of Davidson County, Tennessee; the said FRANK R. KYLE having since conveyed a portion of his interest in said property to JENNIFER J. KYLE, TRUSTEE OF THE KYLE 2013 GRANDCHILDREN'S TRUST by deeds of record in instrument number 20140731-0068308 and instrument number 20150202-0009565, Register's Office of Davidson County, Tennessee.

16146281.1

True Copy Certification

I, A. Danielle Burns, 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.

A. Danielle Burns
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lucretia Albert, a notary public for this county and state, A. Danielle Burns who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lucretia Albert
Notary's Signature

My Commission Expires: May 6, 2019
Notary' Seal (if on paper)

