BILL GARRETT, Davidson County
Trans:T20160030393 DEEDQC
Recvd: 04/14/16 13:39 3 pgs
Fees:17.00 Taxes:0.00

20160414-0035814

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--. Charles F. Monk, Trustee, Affiant Subscribed and sworn to before me, this 7th day of April, 2016. Notary Public My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 8, 2019

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
Charles F. Monk and/or Royce W. Monk, Trustees 3001 Hobbs Road Nashville, Tennessee 37215	SAME	131 01 0 049.00

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, Charles F. Monk and wife, Royce W. Monk, 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 **Charles F. Monk and/or Royce W. Monk, Trustees of The Charles & Royce Monk Living Trust, established by the Revocable Trust Agreement of Charles F. Monk and Royce W. Monk dated April 7, 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.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 7th day of April, 2016.

Charles F. Monk

Royce W Monk

Royce W. Monk

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles F. Monk and Royce W. Monk, 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 7th day of April, 2016.

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 8, 2019

My Commission Expires: _____

Notary Public

EXHIBIT A

Legal Description

131 01 0 049.00 – 2529 Hobbs Road, Nashville, Tennessee 37205

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of B. N. Stammer's Subdivision of record in Plat Book 1424, page 23, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Charles F. Monk and wife, Royce W. Monk, by deed from Patrick K. Creswell, of record as Instrument No. 20121022-0096450, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) the current year's real property taxes; (b) all matters appearing on the plan of record in Book 1424, page 23, said Register's Office; and (c) restrictive covenants of record in Book 1514, page 480, said Register's Office.

This is improved property known as 2529 Hobbs Road, Nashville, Tennessee 37215.