BILL GARRETT, Davidson County
Trans:T20160031498 DEEDQC
Recvd: 04/18/16 14:03 3 pgs
Fees:17.00 Taxes:0.00

20160418-0037219

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--. Lois J. Wagner, Trustee, Affiant Subscribed and sworn to before me, this 8th 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:
Lois J. Wagner and/or Barbara M. Lonardi, Trustees 2132 Blair Boulevard Nashville, Tennessee 37212	SAME	Map Parcel

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, **Lois J. Wagner and Barbara M. Lonardi**, 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 **Lois J. Wagner and/or Barbara M. Lonardi, Trustees of the Lois Wagner& Barbara Lonardi Living Trust, established by the Revocable Trust Agreement of Lois J. Wagner and Barbara M. Lonardi dated April 8, 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 8th day of April, 2016.

Lois J. Wagner

Barbara M. Lonardi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lois J. Wagner and Barbara M. Lonardi, 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 8th day of April, 2016.

My Commission Expires: _____

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

Notary Public

EXHIBIT A

Legal Description

Land Davidson County, Tennessee, being Lot No. 19 on the Plan of St. Bernard Place, of record in Book 161, page 171, 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 Barbara M. Lonardi and Lois J. Wagner, as joint tenants with right of survivorship, by Barbara M. Lonardi and Lois J. Wagner, as tenants in common with right of survivorship, by deed of record in Book 11415, page 715, Register's Office for Davidson County, Tennessee.

This is improved property known as 2132 Blair Boulevard, Nashville, Tennessee 37212.