398

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20160031598 DEEDQC
Recvd: 04/18/16 15:23 5 pgs
Fees:27.00 Taxes:0.00
20160418-0037345

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, the undersigned Dave M. Duncan and Judi A. Duncan, as co-Trustees of Dave M. Duncan and Judi A. Duncan Family Trust, dated August 26, 2008 and Restated Amendment executed June 12, 2014, hereinafter called the Grantor, does hereby transfer and quitclaim unto Dave M. Duncan and Judi A. Duncan, husband and wife, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

SEE ATTACHED EXHIBIT "A" FOR PROPERTY DESCRIPTION AND CERTIFICATION OF TRUST.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is unimproved property, known as: 817 3rd Avenue North, Unit 215, Nashville, TN, 37201.

Wherever 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 THE EXECUTION HEREOF this 6th day of April, 2016.

Dave M. Duncan and Judi A. Duncan, as co-Trustees of Dave M. Duncan and Judi A. Duncan Family Trust, dated August 26, 2008 and Restated Amendment executed June 12, 2014

Dave M. Duncan, Co-Trustee

Judi A. Duncan, Co-Trustee

State of TN)
County of Davidson)

On this 6th day of April, 2016, before me the undersigned, a Notary Public in and for said County and State, the within named Dave M. Duncan, and Judi A. Duncan, as Co-Trustees, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 6th ~~day of~~ April, 2016.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of TN)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 0 .**

Affiant

Sworn and subscribed before me ~~on this the~~ 6th day of ~~April, 2016~~.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Dave M. Duncan 817 3rd Avenue North Unit 215 Nashville, TN 37201	same	082-13-0E-215.00

EXHIBIT A
PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being unit No. 215, together with storage space no. 21, with all rights and appurtenances thereto belonging as set out in the Master Deed of District Lofts, a Condominium Development of record in Instrument No. 20080104-0001256, and amended by surveyors certificate of correction of record in Instrument No. 20080111-0003637, and amended by Instrument No. 20080609-0059308, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description. Unit No. 215 is assigned parking space 40 as shown on the plan of the parking space assignment as of record in Instrument 20080609-0059308, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dave M. Duncan and Judi A. Duncan, as co-Trustees of the Dave M. Duncan and Judi A. Duncan Family Trust dated June 12, 2014, by deed from Donald Davis Vaughn and Susan Marie Vaughn, husband and wife, in the amount of $222,000.00, dated October 17, 2014, of record as Instrument No. 20141021-0096342, and further by QuitClaim Deed , dated December 22, 2014, of record as Instrument No. 20151120-0005652, Register's Office for Davidson County, Tennessee.

Exhibit "A"
Certification of Trust

Dave M. Duncan and Judi A. Duncan Family Trust, dated August 26, 2008 and Restated Amendment executed June 12, 2014

State of Tennessee)
County of Davidson)

The undersigned Dave M. Duncan (aka David M. Duncan) and Judi A. Duncan, individually as Trustors, and as Co-Trustees of the Dave M. Duncan and Judi A. Duncan Family Trust, dated August 26, 2008 and Restated Amendment executed in June, 2014 ("Trust"), after being duly sworn according to law, states that the following is a certified summary of the provisions contained in, and is intended to serve as evidence of the existence and validity of the above referenced Trust.

The above referenced Trust is currently in existence by a certain Trust Agreement executed on August 26, 2014 and Restated Amendment executed in June, 2014. The currently acting Co-Trustees are Dave M. Duncan and Judi A. Duncan.

The referenced Trust grants to the currently serving Trustees the power and authority to sell and convey real property.

The Trust is revocable, and the parties having the power to revoke are the named Trustors.

The Trust designates the herein named Co-Trustees, and any third party may rely on the authority of any Co-Trustee without proof or documentation that such named Co-Trustee has the position and authority of Co-Trustee set out in said Trust.

The named Trust has not been terminated, revoked, modified, or amended in any manner that would cause the representations contained in this Certificate of Trust to be incorrect.

Dave M. Duncan, Trustor

Judi A. Duncan, Trustor

Dave M. Duncan, Co-Trustee

Judi A. Duncan, Co-Trustee

Subscribed and sworn to before me this 6 day of April, 2016.

Notary Public
My Commission expires:

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dave M. Duncan, and Judi A. Duncan, individually, and as Co-Trustees, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 27th day of April, 2016.

KENNETH M. BALLEW
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TN

Notary Public
My Commission expires: 5-8-17

Prepared by: Kenneth M. Ballew, Attorney at Law
30 Burton Hills Blvd.
Nashville, TN 37215