This Instrument Prepared By:
Legacy Law Group, PC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

BILL GARRETT, Davidson County
Trans:T20160033649 DEEDQC
Recvd: 04/25/16 10:51 3 pgs
Fees:17.00 Taxes:0.00
20160425-0039812

New Owner:	**Send Tax Bill:**	**Map/Parcel**
Michael A. Ralston, Trustee Michael A. Ralston Irrevocable Trust dated April 14, 2016 1880 General George Patton Dr. Suite 107 Franklin, TN 37067-6410	SAME	171-03-0-B-207.00 CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][4]]).

AFFIANT

MATTHEW D. FAULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-03-2017

Sworn to and subscribed before me this April 14, 2016.

Notary Public

My Commission Expires: 06-03-2017

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, MARY DEE RALSTON, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to MICHAEL A. RALSTON, Trustee of the MICHAEL A. RALSTON IRREVOCABLE TRUST dated April 14, 2016, and any amendments thereto.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

[SIGNATURES APPEAR ON FOLLOWING PAGE.]

WITNESS MY HAND this April 14, 2016.

By: _____
MARY DEE RALSTON

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARY DEE. RALSTON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this April 14, 2016.



_____
NOTARY PUBLIC
My Commission Expires: 05-03-2017

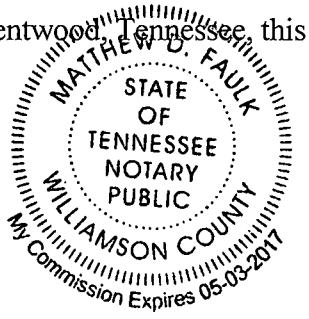
I, MICHAEL A. RALSTON, as husband to MARY DEE RALSTON, join in this conveyance for all purposes stated herein and release any and all interest I may have in property subject to this conveyance.

By: _____
MICHAEL A. RALSTON

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MICHAEL A. RALSTON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this April 14, 2016.



_____
NOTARY PUBLIC
My Commission Expires: 05-03-2017

Exhibit A

Property Description

Said property is described to wit:

> Being Unit No. 13, on the plan of Townhomes of Fredericksburg, Phase Two, Section Six, a Horizontal Property Regime, as of record in Book 9700, page 953 & 954, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mary Dee Ralston, by Quitclaim Deed of record from Newport, LLC, with Instrument Number 20010307-0021752, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the Register's Office for Davidson County, Tennessee.

This is improved property known as 601 Old Hickory Boulevard, Nashville, Tennessee 37215.