This Instrument Was Prepared by
The Law Office of
Nancy L. Choate P.C.
367A N. Parkway, Suite 5
P.O. Box 12488
Jackson, Tennessee 38308

(Without Benefit of Survey, Title Exam or Serving as Closing Agent) wc/ct

Map 103-4 #409.2

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That I, ROBERT IRA TIPTON by and through my conservator SUZANNE T. LATHAM as appointed by the Probate Court of Madison, for and in consideration of the sum of One ($1.00) Dollar, cash in hand paid, and other valuable and satisfactory consideration, receipt of all which is hereby acknowledged, have this day bargained and sold and do hereby convey, remise, release and forever quitclaim unto SUZANNE T. LATHAM, TRUSTEE OF THE ROBERT IRA TIPTON SPECIAL NEEDS TRUST, all of his 1/3 right, title, interest and estate in and to the following described lot or parcel of real estate situated, lying and being in Davidson County, Tennessee, and more particularly bounded and described as follows, to-wit:

> Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 47 on the Plan West End Annex, as of record in BOOK 332, Page 61, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BILL GARRETT, Davidson County
Trans:T20160040918 DEEDQC
Recvd: 05/16/16 15:33 3 pgs
Fees:17.00 Taxes:0.00
20160516-0048842

Person or Agency Responsible for Payment of Taxes
and Property Owner:
Suzanne T. Latham, Trustees of the Robert Ira Tipton Trust

Address of Above Party:
203 Ridgedale
Jackson, TN 38305

Being the same real estate conveyed to Robert Ira Tipton, Ira M. Tipton and wife, Dorothy C. Tipton by Quitclaim Deed of record in Book 9804, Page 25, Registers Office for Davidson County. Robert Ira Tipton conveyed his 1/3 interest to Dorothy C. Tipton as joint tenancy with right of survivorship as recorded in Book 2004-0901-0105489. Dorothy C. Tipton died December 29, 2015 leaving Robert Ira Tipton as her sole heir.

This transfer is by Quitclaim and Grantors make no warranties about this title.

IN WITNESS WHEREOF, we have hereunto subscribed our names, this the 11th day of March, 2016.

Robert Ira Tipton
ROBERT IRA TIPTON

Suzanne T. Latham
BY: SUZANNE T. LATHAM
CONSERVATOR

STATE OF TENNESSEE
COUNTY OF MADISON

Before me, Christy Thurston, of the state and county aforesaid, personally appeared ROBERT IRA TIPTON, by and through SUZANNE T. LATHAM his attorney in fact, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be Conservator for Robert Ira Tipton, and that they as such Conservator being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Robert Ira Tipton by herself as Conservator.

WITNESS MY HAND and seal, at office, on this the 11th day of March, 2016.

Christy Thurston
Notary Public

CHRISTY THURSTON STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

My Commission Expires: 08-26-2019

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Suzanne T. Latham
Affiant

Subscribed and sworn to before me this the 11th day of March, 2016.

Christy Thurston
Notary Public

CHRISTY THURSTON STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

My Commission Expires: 08-26-2019