THIS INSTRUMENT PREPARED BY: SULLIVAN F. MARSDEN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00. Patricia M. Penney AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25TH DAY OF MAY, 2016. Kristie L. Stark NOTARY PUBLIC MY COMMISSION EXPIRES: 1-8-2019

KRISTIE L. STARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires January 8, 2019

BILL GARRETT, Davidson County
Trans:T20160045121 DEEDQC
Recvd: 05/27/16 14:17 2 pgs
Fees:12.00 Taxes:0.00
20160527-0053822

Address New Owner As Follows: Ed Penney Family Trust 1318 Hildreth Dr. Nashville, TN 37215	Send Tax Bills To: Same	Map-Parcel Number: 13114008600

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **PATRICIA M. PENNEY** ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto **the ED PENNEY FAMILY TRUST DATED MAY 24, 2016**, ("Grantee") all right, title and interest of the Grantors in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 352 on the Plan of Seven Hills, Section VIII, as of record in Book 3300, page 14, Register's Office for said County.

Said Lot fronts 158 feet on the north side of Hildreth Drive and runs back 256.4 feet on the west line and 282.5 feet on the east line, to a dead line in the rear, which is a broken line, on which it measures 184 feet.

This conveyance is made subject to restrictive covenants of record in Book 3277, page 609, and the Plan of record in Book 3300, page 14, said Register's Office, which shows an owner's certificate, certain setback lines and easements.

566410.1/2003807

Being the same property conveyed to Edward Penney and wife, Patricia Penney by deed from Robert A. Boldus and wife, Marjorie R. Boldus of record in Book 4592, page 508, Register's Office for Davidson County, Tennessee.

The said Edward Penney having died December 29, 2014, Patricia M. Penney now holds fee simple title to the property.

This is improved property known as 1318 Hildreth Dr., Nashville, TN 37215.

WITNESS my hand this 25th day of May, 2016.

Patricia M. Penney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia M. Penney, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office,

this 25th day of May, 2016.

Notary Public

My Commission Expires: 1-8-2019

