BILL GARRETT, Davidson County
Trans:T20160046631 DEEDQC
Recvd: 06/02/16 14:18 3 pgs
Fees:17.00 Taxes:0.00
20160602-0055743

THIS DOCUMENT PREPARED BY **JEFFREY MOBLEY** 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. Ruth D. Howard Ruth D. Howard, Trustee, Affiant Subscribed and sworn to before me, this 26th day of May, 2016. Notary Public My Commission Expires:

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

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers
Ruth D. Howard & Clarence Bradley Howard, Trustees 4144 Andrew Jackson Parkway Hermitage, Tennessee 37076	SAME	086 00 0 037.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for the purpose of re-titling trust realty to reflect the new name for the trust and the fact that there are now two Trustees instead of a single Trustee, I, **Ruth D. Howard, Trustee of The Marvin K. Howard, Sr. and Ruth D. Howard Revocable Living Trust dated December 1, 1998**, hereinafter called the Grantor, hereby remise, release and quitclaim all of my right, title and interest in the real property in the State of Tennessee more particularly described on Exhibit A attached hereto, and incorporated herein by reference, unto

Ruth D. Howard and/or Clarence Bradley Howard, Trustees of The Ruth D. Howard Living Trust, established by the Revocable Trust Agreement of Ruth D. Howard, dated December 1, 1998, as amended 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, heirs 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 my hand this 26th day of May, 2016.

Ruth D. Howard

Ruth D. Howard, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ruth D. Howard, Trustee, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of May, 2016.

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

My Commission Expires: _____

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, Described as follows:

Beginning at an iron pin in the west margin of Old Hickory Boulevard, said point being 1486.69 feet more or less north of the intersection of Old Lebanon Dirt Road; thence leaving said margin and running with the north boundary of Parcel 36 Map 86 T.A.O. Davidson County, Tennessee, South 77 deg. 50' West 580.77 feet to a point in the centerline of Stoner's Creek; thence running with said centerline North 5 deg. 08' West 313.02 feet to a point; thence North 10' 42' East 176.13 feet to a point; thence leaving said centerline and running generally with a drainage ditch South 46 deg. 11' East 344.60 feet to an iron pin in said ditch; thence leaving and running parallel with said ditch North 69' 51' East 257.00 feet to an iron pin in the west margin of said Old Hickory Boulevard and a curve having a radius of 1389.84 feet; thence running with said curve 119.54 feet to a point at a change in the right-of-way; thence north 73' 31' East 10.0 feet to a point; thence running still with said margin and a curve having a radius of 1399.84 feet, a distance of 105.46 feet to the point of beginning and containing 3.50 acres, more or less.

Being the same property conveyed to Marvin K. Howard, Sr. and Ruth D. Howard, Trustees of The Marvin K. Howard, Sr. and Ruth D. Howard Revocable Living Trust dated December 1, 1998, by deed from Marvin K. Howard, Sr. and wife, Ruth D. Howard, of record in Book 11230, page 760, Register's Office for Davidson County, Tennessee.

Marvin K. Howard, Sr. died on March 4, 2009.

This is improved property known as 4144 Andrew Jackson Parkway, Hermitage, Tennessee 37076.