Prepared By

Lisa Webb-Pettibone
1994 Gallantin Plc., North, Madison
37115

Tax Map Parcel No.: 164 13 0
Tax Parcel No.: 052.00

QUITCLAIM DEED

THIS INSTRUMENT was made and entered into this 7th day of June, 2016, by and between:

KNOWN ALL MEN BY THESE PRESENTS, that Wanda Annette Clanton (Grantor), for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, does hereby convey, transfer, remise, release, relinquish, and quitclaim unto Micah Rene' Arnold (Grantee) and her heirs and assigns, all of Grantor's right, title, and interest in and to the following described improved real property at 5732 Cedar Ash Crossing, described as follows:

> LAND in Davidson County, Tennessee, being Lot 245 on the map of Asheford Crossing Section 1, as of record in Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Wanda Annette Clanton by Warranty Deed of record in the Register's Office for Davidson County, Tennessee, being Instrument No.: 20070416-0045034.

Names and Addresses of New Owner:
Micah Rene' Arnold
524 Bradbury Village Drive
Antioch, Tennessee 37013

Name and Address of Entity Responsible
For Payment of Real Property Taxes:
Micah Rene' Arnold
524 Bradbury Village Drive
Antioch, Tennessee 37013

BILL GARRETT, Davidson County
Trans:T20160048929 DEEDQC
Recvd: 06/09/16 12:24 3 pgs
Fees:17.00 Taxes:0.00
20160609-0058407

WITNESS MY HAND this the 7th day of June, 2016.

Wanda A. Clanton
WANDA ANNETTE CLANTON, Grantor

IV. Ratification of Acts and Third-Party Reliance

I ratify and confirm all acts my attorney-in-fact does or causes to be done under this Durable Power of Attorney. All third parties acting in good faith reliance on this power shall be absolved of any liability pursuant to the provisions of the Uniform Durable Power of Attorney Act.

V. Appointment of Legal Representative

I do not want a legal representative (i.e., a conservator, guardian, or other similar representative appointed by the court) because one should not be necessary. However, if a legal representative is to be appointed, to the extent that the law allows me to do so, I nominate my attorney-in-fact, MICAH RENE' ARNOLD, to serve as my legal representative. If the law does not permit me to so nominate, I request in the strongest possible terms that the court give the greatest possible weight to this request. I excuse any legal representative appointed from bond.

VI. Effective Date, Duration, or Termination

This power will become effective on the date this instrument is signed and shall not expire or become stale upon the passage of time but is intended to continue in force until revoked by me.

VII. Revocation

I revoke all previous Powers of Attorney I have given to any person or persons.

VIII. Resignation

My attorney-in-fact may resign at any time and may prove the resignation by filing an Instrument of Resignation in the Register's Office of Davidson County, Tennessee.

IX. Photocopies

All photocopies of this document shall have the same validity as the original.

EXECUTED in the presence of the witnesses designated below, on this the 7th day of June, 2016.

WANDA ANNETTE CLANTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Affiant
Subscribed and sworn before me this the
9 Day of June, 2016
Deputy Register

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, WANDA ANNETTE CLANTON, personally appeared and executed the foregoing instrument for the purpose described therein.

WITNESS my hand and seal, this 7th day of June, 2016.

[SEAL]

JOHNNY HOUSE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 12-23-16

WITNESS MY HAND this the 7th day of June, 2016.

WANDA ANNETTE CLANTON, Grantor