QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

Ernest D. Bennett, III
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2016.

Anthony N. Greco
NOTARY PUBLIC

My Commission Expires October 18, 2016

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Ernest D. Bennett, III, Attorney
Bennett & Pressley, P. C.
2021 Richard Jones Road, Ste. 220,
Nashville, TN 37215

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

FROM:

CLAIRE HENDERSON and PAM C. TOWNES

TO:

ERNEST D. BENNETT, III, as Trustee for CLAIRE HENDERSON and PAM C. TOWNES

FROM:

ERNEST D. BENNETT, III, as Trustee for CLAIRE HENDERSON and PAM C. TOWNES

TO:

CLAIRE HENDERSON and PAM C. TOWNES

BILL GARRETT, Davidson County
Trans: T20160051837 DEEDQC
Recvd: 06/20/16 07:51 3 pgs
Fees: 22.00 Taxes: 0.00

20160620-0062055

OWNER ADDRESS:	SEND TAX BILLS TO:	Parcel ID Numbers:
Claire Henderson 6545 Stableford Ln. Frankin, TN 37069	Same as Owner	91-07-219.00

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, and for the express purpose of making a reconveyance to describe two separate platted lots as Tract 1 and Tract 2, respectively, each to receive its own Parcel ID Number and distinct street address, we, **CLAIRE HENDERSON and PAM C. TOWNES,** hereinafter called the Grantor, by these presents do hereby grant, quitclaim and convey unto **ERNEST D. BENNETT, III, TRUSTEE,** (hereinafter called the "Grantee"), and Grantee's heirs and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 1112 AND 1114 OF BLOCK 170 ON THE PLAN OF WEST NASHVILLE NO. 1, AS OF RECORD IN PLAT BOOK 57, PAGES 74 AND 75, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO GRANTOR HEREIN BY DEED FROM M. TERRY BURKHALTER AND PEGGY C. BURKHALTER OF RECORD IN INSTRUMENT NO. 20060901-0108729 IN SAID REGISTER'S OFFICE.

This is unimproved property, known as 5207 Kentucky Avenue, Nashville, TN 37209.

This conveyance is subject to property taxes for 2016 and to all matters shown on any applicable recorded plan, all applicable easements (recorded and/or visible), setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation (of acreage or square footage) or adverse circumstances affecting the title that would be disclosed by an accurate and complete land survey and not shown by the Public Records.

And now I, the said **ERNEST D. BENNETT, III, TRUSTEE** ("Grantor"), for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey, remise, release and forever quitclaim unto **CLAIRE HENDERSON and PAM C. TOWNES**, as tenants in common ("Grantee"), their heirs, successors and assigns, all of Grantor's right, title and interest in and to those certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1112 OF BLOCK 170 ON THE PLAN OF WEST NASHVILLE NO. 1, AS OF RECORD IN PLAT BOOK 57, PAGES 74 AND 75, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

This is unimproved property known as 5207A Kentucky Avenue, Nashville, TN 37209.

TRACT 2:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1114 OF BLOCK 170 ON THE PLAN OF WEST NASHVILLE NO. 1, AS OF RECORD IN PLAT BOOK 57, PAGES 74 AND 75, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

This is unimproved property known as 5207B Kentucky Avenue, Nashville, TN 37209.

BEING THE SAME PROPERTY CONVEYED TO GRANTOR HEREIN BY QUITCLAIM DEED FROM CLAIRE HENDERSON AND PAM C. TOWNES OF RECORD IN INSTRUMENT NO. 20160620-0062055 IN SAID REGISTER'S OFFICE.

This conveyance is subject to property taxes for 2016 and to all matters shown on any applicable recorded plan, all applicable easements (recorded and/or visible), setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation (of acreage or square footage) or adverse circumstances affecting the title that would be disclosed by an accurate and complete land survey and not shown by the Public Records.

IN WITNESS WHEREOF, we have hereunto set our hands on the respective dates reflected by the notarizations of our signatures affixed hereinafter.

Claire Henderson
CLAIRE HENDERSON

Ernest D Bennett
ERNEST D. BENNETT, III, TRUSTEE

Pam C. Townes
PAM C. TOWNES

STATE OF ~~TENNESSEE~~ COLORADO)
)
COUNTY OF ~~DAVIDSON~~ CHAFFEE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~CLAIRE HENDERSON and ERNEST D. BENNETT, III, TRUSTEE~~, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who in my presence executed the foregoing instrument, and upon oath acknowledged that they did so freely and voluntarily, for the purposes therein contained. Pam C Townes

Witness my hand and official seal this 15TH day of June, 2016.

Commission Expires: 01-21-2018 Lynn A. Hughes
NOTARY PUBLIC

LYNN A. HUGHES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20104002845
MY COMMISSION EXPIRES 01/21/2018

STATE OF COLORADO)
)
COUNTY OF ~~CHAFFEE~~ CHAFFEE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **PAM C. TOWNES**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who in my presence executed the foregoing instrument, and upon oath acknowledged that they did so freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 15TH day of June, 2016.

Commission Expires: 01-21-2018 Lynn A. Hughes
NOTARY PUBLIC

LYNN A. HUGHES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20104002845
MY COMMISSION EXPIRES 01/21/2018

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CLAIRE HENDERSON and ERNEST D. BENNETT, III, TRUSTEE**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who in my presence executed the foregoing instrument, and upon oath acknowledged that they did so freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 16 day of JUNE, 2016.

Commission Expires 10-18-16

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
October 18, 2016
STATE OF TENNESSEE

NOTARY PUBLIC