THIS DEED WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES AND WITHOUT THE BENEFIT OF A TITLE SEARCH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BILL GARRETT, Davidson County
Trans:T20160058759 DEEDQC
Recvd: 07/11/16 10:37 2 pgs
Fees:12.00 Taxes:0.00
20160711-0070541

The actual consideration for this transfer is $ZERO.

John R. Tipton
Affiant

Sworn to and subscribed before me this 28th day of June, 2016.

Notary Public

My Commission Expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019

This Instrument Prepared By:
Kevin D. Montgomery
HARDEMAN & MONTGOMERY
4301 Hillsboro Road
Suite 300
Nashville, TN 37215

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
John R. Tipton and Billie T. Tipton, Co-Trustees 7424 Huntwick Trail Nashville, TN 37221	SAME	Map 127-Parcel 163

FOR GOOD AND VALID CONSIDERATION, receipt of which is hereby acknowledged, John R. Tipton and wife, Billie T. Tipton ("Grantor"), does this day transfer, quit-claim and convey unto John R. Tipton and Billie T. Tipton, Co-Trustees of the John and Billie Tipton Living Trust U/A/D June 28, 2016 ("Grantee") all of their right, title and interest in the property described herein below, being real property in Davidson County, Tennessee which is described as follows:

Land in Davidson County, Tennessee, being Lot No. 9, Section II, Huntwick Estates, as of record in Book 4860, Pages 89 and 90, Register's Office of said County to which reference is hereby made for a more complete description.

Being the same property conveyed to John R. Tipton and wife, Billie T. Tipton, by deed from Betty Gilpin, unmarried of record in Book 10390, Page 123, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 7424 Huntwick Trail, Nashville, Tennessee 37221.

IN WITNESS WHEREOF I have hereunto set my hand on this the 28th day of June, 2016.

GRANTOR

John R. Tipton

Billie T. Tipton

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, John R. Tipton and Billie T. Tipton, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that THEY executed the within instrument for the purposes therein contained

WITNESS my hand and seal this 28th day of June, 2016.

Notary Public

My Commission Expires 11/5/19

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019