This instrument was prepared by:
DAN PERRY
504 Autumn Springs Court, Suite C17
Franklin, Tennessee 37067
(615) 472-2482

Davidson County DEEDQC
Recvd: 07/15/16 14:31 4 pgs
Fees:22.00 Taxes:0.00
20160715-0073056

PREPARED WITHOUT TITLE OPINION

Property Address and Owner:
Ron Soares & Beverly Soares, Trustees
669 Walker Court
Nashville, Tennessee 37207

Mail Tax Statement to:
Ron Soares & Beverly Soares
669 Walker Court
Nashville, Tennessee 37207

I, or we, hereby swear or affirm that the actual consideration for the transfer of this property is $0.00.

Affiant

Sworn to and subscribed before me this 15th day of July 2016.

NOTARY PUBLIC

My Commission Expires: September 10 2018

JESSICA L. BAILEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018

Map 070 and Parcel No.(s): 023

QUITCLAIM DEED

This instrument made and entered into on this the 15th day of July 2016, by and between Ron Soares and Beverly Soares, hereinafter referred to as SETTLOR, and Ron Soares and Beverly Soares, appearing as Trustee(s) of the Ron Soares and Beverly Soares Living Trust, hereinafter referred to as GRANTEE.

WITNESSETH

That for and in consideration of the sum of ONE AND NO/100 ($1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, Settlors convey and quitclaim unto Grantee, all of Settlors' right, title and interest in and to the following described real estate, lying and being in the 4th Civil District of Davidson County, Tennessee, more particularly bounded and described, to wit:

> Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of Haynes View Subdivision, of record in Plat Book 3700, Page 71, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to William Gupton, Jr. and wife, Giane Gupton from Marion A. Sowell and wife, Minnie Ann Sowell by Warranty Deed on June 19.1995, of record in Book 9706, Page 286, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Daniel Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

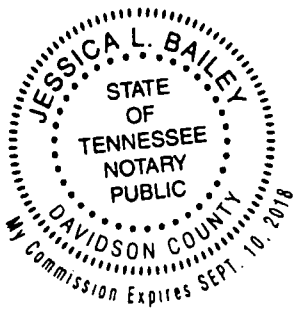
Personally appeared before me, Daniel Perry, a notary public for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Name

Jessica L Bailey
Notary Signature

MY COMMISSION EXPIRES: September 10 2018

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

Being the same property obtained by Ronald F. Soares and Beverly A. Soares from William Gupton Jr. and Diane Gupton by Warranty Deed dated April 2, 2015 and recorded with the Davidson County Register of Deeds as Instrument Number 20150402-0029014 on the 2nd day of April, 2015.

TITLE REFERENCE: See Deed Book Instrument Number 20150402-0029014 in the Register's Office of Davidson County, Tennessee.

Description taken from prior deed.

Subject property is being sold and purchased in "as is condition" with no representation or warranty whatsoever by Settlor as to its condition or fitness for use other than as expressly set forth herein. This deed was prepared without the benefit of a survey and the descriptions herein are the same as in the previous deed of record. The preparer makes no certification as to boundaries of property or number of acres contained herein.

If the above described property is agricultural, forest or open spaced land, and if such property will be converted to use other than that stipulated in TCA 67-5-1001, then pursuant to TCA 26-5-1008 or failure to file Greenbelt Application, the buyers shall be liable for all roll back taxes due.

The parties hereto acknowledge that Dan Perry, Attorney at Law, is not the closing agent for this transaction, pursuant to the provisions of Section 6045(e) of the Internal Revenue. Code, as amended by the Tax Reform Act of 1986.

IN TESTIMONY WHEREOF, Settlors have hereunto set their signatures, this the day and date first above written.

Ron Soares

RON SOARES

Beverly Soares

BEVERLY SOARES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of July 2016, before me personally appeared Ron Soares and Beverly Soares, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument and acknowledged that such persons executed the same as their free act and deed.

WITNESSED my hand and official seal at office on this the 15th day of July 2016.

Jessica L Bailey
NOTARY PUBLIC

My Commission Expires: September 10 2018

