This Instrument Prepared By:
FIDELIS LAW, PLLC
216 Centerview Drive, Suite 317
Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes:

BILL GARRETT, Davidson County
Trans:T20160070647 DEEDQC
Recvd: 08/15/16 13:51 2 pgs
Fees:12.00 Taxes:0.00
20160815-0084854

Address New Owner:	***Send Tax Bills To:***	***Tax Map-Parcel***
MARGARET A. VINCENT, Trustee MARGARET A. VINCENT REVOCABLE LIVING TRUST dated April 8, 2009 7512 Staffordshire Drive Nashville, Tennessee 37221	SAME	Map 141-15-0-D Parcel 063.00co

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A.§67-4-409(a)(4).

Margaret A. Vincent
MARGARET A. VINCENT

Sworn to and subscribed before me this 8th day of August, 2016.

BARRY A. HICKSON JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 8/20/19

QUITCLAIM DEED

FOR AND IN GOOD AND VALUABLE CONSIDERATION, I, MARGARET A. VINCENT, have this date bargained and sold, the receipt of which is hereby acknowledged and do hereby quitclaim, release, transfer and convey unto MARGARET A. VINCENT, Trustee, or her successors in trust, under the MARGARET A. VINCENT REVOCABLE LIVING TRUST dated April 8, 2009, and any amendments thereto, all of my right, title and interest in certain Real Estate in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 63 on the Plan of the Re-subdivision of Lots 45, 46, 52, 53 and 61 through 64, Phase I, "Sheffield" on the Harpeth, a Planned Unit Development, as of record on Book 6900, Page 352, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Margaret A. Vincent, a married woman, by Warranty Deed dated June 30, 2004 by Leslie M. Elkin Sullivan and husband, Trent David Sullivan, of record in Instrument No.: 20040702-0079472, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 6925, page 900, in Book 7145, Page 954, and as amended in Book 8505, Page 598, in Book 8747, Page 97, and in Book 9313, page 806, said Register's Office; By-Laws of record in Book 7145, Page 964, and as amended in Book 8146, Page 463, said Register's Office; easements and setback lines as set for the on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

The legal description is the same as that of the prior recorded deed.

This is improved property known as: 7512 Staffordshire Drive, Nashville, Tennessee 37221.

WITNESS MY HAND this 8th day of August, 2016.

Margaret A. Vincent
MARGARET A. VINCENT

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 MARGARET A. VINCENT, with whom I am personally acquainted, who acknowledged that she having such authority to act, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of August, 2016.

NOTARY PUBLIC
My Commission Expires: 8/20/19

BARRY A. HICKSON JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY