Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information
supplied by the parties

BILL GARRETT, Davidson County
Trans:T20160086320 DEEDQC
Recvd: 09/30/16 14:57 3 pgs
Fees:17.00 Taxes:0.00
20160930-0103514

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
East Valley Homes, LLC
c/o Shawn K. McClanahan
P. O. Box 1755
Madison, TN 37116

Send Tax Bills To:
Same

Map and Parcel No.
Map 162 16
Parcel 082.00

WHEREAS, William H. McClanahan was the Trustor and original Trustee of the William H. McClanahan Revocable Living Trust Agreement dated January 3, 2013 ("Trust Agreement" or "Living Trust");

WHEREAS, William H. McClanahan died on June 28, 2015;

WHEREAS, the Trust Agreement appointed William H. McClanahan, Jr., Robert D. McClanahan, and Stephen A. McClanahan as Co-Trustees of the Living Trust;

WHEREAS, Stephen A. McClanahan died on December 1, 2015;

WHEREAS, the Trust Agreement maintains that in the event of the death of one (1) of the three (3) named Co-Trustees, the remaining two (2) Co-Trustees shall continue to serve as Co-Trustees;

WHEREAS, Shawn K. McClanahan and Stephen A. McClanahan, Jr. are the sole beneficiaries of the Living Trust and are each entitled under the Trust Agreement to a one-half (1/2) interest in the property described below; and

WHEREAS, said beneficiaries have each requested that their respective interests in the property be transferred to East Valley Homes, LLC, a Tennessee limited liability company, as a contribution to that company, in which said beneficiaries holds an equal membership interest;

NOW, THEREFORE, FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **William H. McClanahan, Jr., and Robert D. McClanahan, Co-Trustees, William H. McClanahan Revocable Living Trust Agreement dated January 3, 2013**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **East Valley Homes, LLC**, a Tennessee limited liability company ("Grantee"), all of its interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Unit 2 on the PLAN OF HICKORY HOLLOW CONDOMINIUMS (FORMERLY MILL CREEK CLUB CONDOMINIUMS), PHASE I, SECTION I, as shown on plat of record in Plat Book 5050, Page 103, and as shown in the Amended and Restated Master Deed of record in Book 10468, Page 653 and Amendment recorded at Instrument Nos. 20040805-0094013 and 20050810-0094534, in the Register's

Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to **William H. McClanahan, Trustee, William H. McClanahan Revocable Living Trust Agreement dated January 3, 2013** by Quitclaim Deed from **William H. McClanahan**, dated January 3, 2013, of record in Instrument No. 20130108-0002549, Register's Office for Davidson County, Tennessee.

The following reservations from and exception to this shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");
2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof; and
5. Any conditions that would be revealed by a physical inspection and survey of the Property.

This is improved property known as **2 Mimosa Court, Antioch, TN 37013**.

(Description from prior deed of record).

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 22nd day of September, 2016.

WILLIAM H. MCCLANAHAN REVOCABLE LIVING TRUST AGREEMENT DATED JANUARY 3, 2013

By:

William H. McClanahan, Jr., Co-Trustee

Robert D. McClanahan, Jr., Co-Trustee

STATE OF ALABAMA
COUNTY OF St Clair

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **William H. McClanahan, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13 day of September, 2016.

PAMELA P. HOWELL NOTARY PUBLIC ALABAMA STATE AT LARGE

Pam Howell
Notary Public

My Commission Expires:
MY COMMISSION EXPIRES AUGUST 29, 2020

STATE OF NORTH CAROLINA
COUNTY OF Durham

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Robert D. McClanahan**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22 day of Sept, 2016.

Wendy L Hyde
Notary Public

My Commission Expires:
3/30/2019

WENDY L. HYDE
NOTARY PUBLIC
GRANVILLE COUNTY, NC

STATE OF NC
COUNTY OF Durham

The actual consideration for this transfer is Zero Dollars ($0).

Robert D McClanahan
Affiant

Sworn to and subscribed to before me, this the 22 day of Sept, 2016.

Wendy L Hyde
Notary Public

My Commission Expires:
3/30/2019

WENDY L. HYDE
NOTARY PUBLIC
GRANVILLE COUNTY, NC