Davidson County	DEEDWARR
Recvd: 12/09/16 16:05	6 pgs
Fees:32.00 Taxes:0.00	
20161209-0129624	

TRUSTEE DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$0.00.** Karl A McBryde Affiant Subscribed and sworn to before me, this 9th day of December, 2016. Notary Public My commission expires: MY COMMISSION EXPIRES FEBRUARY 26, 2018

NANCY KING CRAWFORD NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Nancy King Crawford, Attorney
1929 21st Avenue South, Nashville, TN 37212

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel ID Numbers:
Karl A. McBryde	**SAME**	**148-10-0-124.00**
3827 Creekside Dr. Nashville, TN		
37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Karl A. McBryde, Successor Trustee of the McBryde Family Revocable Living Trust, dated August 30, 2005

HEREINAFTER CALLED THE GRANTOR, HAS QUITCLAIMED, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Karl A. McBryde and David A. McBryde, each as to a one-half undivided interest

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Being Lot No. 103 on the Plan of Blanchard Heights, Section One (1) of record in Plat Book 2663, pages 62 and 63, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to John McBryde and Mary K. McBryde, Trustees of the McBryde Family Revocable Living Trust, dated August 30, 2005, of record in Instrument Number: 20050927-0115849, Register's Office for Davidson County, Tennessee.

The original Trustees of the Revocable Trust, Mary K. McBryde and John McBryde, having since died; and Karl A. McBryde thus serving as Successor Trustee of the Revocable Trust. See Exhibit A for the Notarized Summary of Trust attached hereto and recorded herewith.

This conveyance is subject to all restrictions and easements of record.

This is Improved property, known as: 3827 Creekside Drive, Nashville, Tennessee 37211

Witness my/our hand(s) this **9th** day of **December, 2016.**

Karl A McBryde, Trustee

Karl A. McBryde, Successor Trustee of the McBryde Family Revocable Living Trust, dated August 30, 2005

NANCY KING CRAWFORD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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 **Karl A. McBryde, Successor Trustee of the McBryde Family Revocable Living Trust, dated August 30, 2005**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as attorney-in-fact for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **December, 2016.**

Nancy King Crawford

Notary Public

My Commission Expires: MY COMMISSION EXPIRES FEBRUARY 26, 2018

EXHIBIT A

Prepared by:
Legal Department of
SENIOR ESTATE PLANNING SERVICES OF AMERICA, INC.
2400 Veterans Boulevard, Suite 330
Kenner, Louisiana 70062
(504) 461-9770 (800) 883-3231

NOTARIZED SUMMARY OF TRUST
THE JOHN H. MCBRYDE AND/OR MARY K. MCBRYDE REVOCABLE LIVING TRUST AGREEMENT

The undersigned hereby certify that they created a Revocable Living Trust. This Trust is known as: THE **JOHN H. MCBRYDE AND/OR MARY K. MCBRYDE REVOCABLE LIVING TRUST**, dated the 30 day of August, 2005. The recording of this trust automatically revokes any trust documents filed prior to it. JOHN H. MCBRYDE and/or MARY K. MCBRYDE, Trustors and Trustees, reside at 3827 Creekside Drive, the City of Nashville, State of Tennessee, the County of Davidson, 37211.

IT IS AGREED BETWEEN THE PARTIES HERETO AS FOLLOWS:

Description of Trust

The parties hereto desire to confirm the establishment of a Revocable Trust on this date, for the benefit of the Trustors (as husband and wife) and containing herein the following provisions:

1. The Trustors are designated as the Trustees to serve until both of their deaths, resignations or incompetence.

2. Upon the end of the terms of the original Trustees, **KARL A. MCBRYDE** is designated as First Successor Trustee. **DAVID A. MCBRYDE** is designated as Second Successor Trustee.

3. Upon the death of either Trustor, the surviving spouse retains the unlimited right to the Trust. She or he also retains a general power of appointment which can be exercised by will or by lifetime transfer over the Trust property. Any Trustee/Trustor has the power to rent or lease a safe deposit box from any bank or other financial institution and has the power to access any safe deposit box where any property owned by Trustor may be located.

4. Any Trustee/Trustor has the power and authority to manage and control, buy, sell, and transfer the trust property, in such manner as the Trustee may deem advisable, and shall have, enjoy and exercise all powers and rights over and concerning said property and the proceeds thereof as fully and amply as though said Trustee were the absolute and qualified owner of same, including the power to grant, bargain, sell and convey, encumber and hypothecate, real and personal property, and the power to invest in corporate obligations of every kind, stocks,

preferred or common, and to buy stocks, bonds and similar investments on margin or other leveraged accounts, except to the extent that such management would cause includability of an irrevocable trust in the Estate of a Trustee.

5. Following the death of both husband and wife, the Trust continues or is distributed in whole or in part for the benefit of the following income and principal Beneficiaries according to the terms of the Trust: **KARL A. MCBRYDE and DAVID A. MCBRYDE.**

6. While both Trustors are living and competent, except when there shall be a Corporate Trustee, either Trustee may add money to or withdraw money from any bank or savings and loan or checking account owned by the Trust without the approval of the other Trustee or other Trustor, provided, however, that the ownership of funds received and deposited, whether community property or non-community property shall remain the same and the Trustor removing or adding funds shall gain no additional ownership interest therein than was present prior to the withdrawal from or addition to the Trust Account.

7. All property transferred into the Trust which had an original source as community property shall remain community property unless other provisions shall have been made therefor.

8. All separate property transferred into the Trust remains separate property unless other provisions have been made therefore.

9. Unless otherwise indicated to a prospective transferee, the Trustee has full power to transfer assets held in the name of the Trust and subsequent transferees are entitled to rely upon such transfers provided the chain of title is not otherwise deficient.

10. The Trust Agreement also states that any bank, corporation, brokerage firm or other entity or any individual may conclusively presume that the Trustee has full power and authority and such person or institution shall be held harmless and shall incur no liability by reason of so presuming.

IN WITNESS WHEREOF, the parties have hereto executed this Summary of Trust this date.

WITNESSES:

TRUSTORS/TRUSTEES:

JOHN H. MCBRYDE

MARY K. MCBRYDE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 30 day of August, 2005, before me, a Notary Public, personally appeared **JOHN H. MCBRYDE AND MARY K. MCBRYDE,** personally known to me to be the persons whose names are subscribed to this instrument, and acknowledged that they executed it for the purposes herein expressed.

Notary Public, State of Tennessee
My Commission expires: 5-21-07.

Prepared by:
Senior Estate Planning Services of America, Inc.
2400 Veterans Boulevard, Suite 330
Kenner, Louisiana 70062
(504) 461-9770 (800) 883-3231

BARBARA S. BARNES
Notary Public At Large
RUTHERFORD COUNTY, TENN.
My Commission Expires May 21, 2007

True Copy Certification

I, Nancy King Crawford, 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.

Nancy King Crawford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Brenda Wright, a notary public for this county and state, Nancy King Crawford, Attorney, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Wright

My Commission Expires: May 8, 2017

