BILL GARRETT, Davidson County
Trans:T20160112719 DEEDQC
Recvd: 12/21/16 15:36 2 pgs
Fees:12.00 Taxes:0.00
20161221-0134469

This Instrument Prepared By:
BOOKER LEGAL GROUP, P.C.
205 Powell Place, Suite 314
Brentwood, TN 37027

Name and Address of New Owner:	**Name and Address of Entity Responsible for Payment of Real Property Taxes:**	**Tax Map Parcel No.:**
Raymond Eugene Ferguson and Candie Lynn Hammers Ferguson Co-Trustees under will of Buford Taylor 4512 South Trace Boulevard Old Hickory, TN 37138	SAME	Map 63-12 Parcel 25

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and legal sufficiency of all of which is hereby acknowledged, **SUNTRUST BANK, NASHVILLE, A GEORGIA CORPORATION, TRUSTEE UNDER WILL OF BUFORD TAYLOR** (herein called "Grantor"), has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **THOMAS (TOMMY) TAYLOR, JR., as to a life estate and the remainder estate to RAYMOND EUGENE FERGUSON AND CANDIE LYNN HAMMERS FERGUSON, CO-TRUSTEES UNDER WILL OF BUFORD TAYLOR** (herein collectively called "Grantee"), their successor, heirs and assigns, all of its rights, title and interest in certain real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Southfork Subdivision, Section Two, of record in Plat Book 6250, page 386, Register's Office for said County, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Mary Taylor, as to a life estate and the remainder estate to SunTrust Bank, Nashville, a Georgia Corporation, Trustee Under the Will of Buford Taylor, by Warranty Deed of record as document number 20010406-0033924.

Mary Taylor having died on July 30, 2011, and Thomas (Tommy) Taylor, Jr. was granted a life estate in the subject property by an Order Granting Partial Judgment on the Pleadings entered by the Probate Court of Davidson County on April 10, 2012, a certified copy of which is being recorded simultaneously herewith.

By a Final Order dated June 3, 2014, a certified copy of which is being recorded simultaneously herewith, the Probate Court of Davidson County has ordered that when the house on 4512 South Trace Boulevard is sold, the proceeds of that sale shall be distributed under the terms of the Buford Taylor Trust, 30% to the Hamer

heirs who have been determined to stand in the position of Tommy Hamer, 30% to Dorothy Jean Hale, 30% to Gerald Huffman, 5% to Candy Lynn Hammers, and 5% to William Lewis Hammers.

This is improved property known as 4512 South Trace Boulevard, Old Hickory, Tennessee 37138.

~~TO HAVE AND TO HOLD the aforesaid real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs, and assigns, forever.~~ C-98

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 30th day of NOVEMBER, 2016.

SUNTRUST BANK, NASHVILLE, A GEORGIA CORPORATION, TRUSTEE UNDER WILL OF BUFORD TAYLOR

BY: Dennis Nicolet, Vice President

PRINT NAME: DENNIS NICOLET

TITLE: VICE PRESIDENT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this day, personally appeared before me, Dennis Nicolet, to me known to be the person(s) described herein (or proved to me on the basis of satisfactory evidence), and who executed the within instrument, and acknowledged that he/she signed the same, being duly authorized to do so, as his/her voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and seal, this 30th day of November, 2016.

HELEN MCCARLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Helen McCarley
Notary Public Signature

My Commission Expires: 5-6-19

The actual consideration or value whichever is greater, for this transfer is $00.00.

Subscribed to and sworn before me this 19 day of December 2016.

Affiant

Lillian Curry
Notary Public

My Commission Expires: Nov. 6, 2017

LILLIAN CURRY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON