File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170006431 DEEDQC
Recvd: 01/23/17 14:21 2 pgs
Fees:12.00 Taxes:0.00
20170123-0007233

W & I Ref: (RF) Title No.: 58641
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Charles A. Barton, Jr., Trustee 1811 Tyne Blvd. Nashville, TN 37215	Guaranty Trust Company 316 Robert Rose Drive Murfreesboro, TN 37129

TAX MAP PARCEL NUMBERS: 14500009100

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned , **C. A. Barton, Jr., unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and quitclaim unto **Charles A. Barton, Jr., Trustee of the Charles A. Barton, Jr. Revocable Trust dated March 18, 2016, as amended from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Tyne Hill Estates of record in Book 4175, page 27, Register's Office for said County, to which plan reference is hereby made for a more complete description together with and subject to a 30 foot private roadway and public utility easement as shown on the plan of record in Book 4175, page 27, said Register's Office.

"Accepting this deed grantees covenant to pay, for said lot described herein and hereby conveyed, one-fourth of maintenance and upkeep of the Private 30 foot roadway, utility easement and all parts thereof, shown on plan in book 4175, page 27, and restrictions contained in an instrument executed by William N. Dearborn, Trustee, book 4254, page 27, Register's Office for Davidson County."

Being the same property conveyed to C. A. Barton, Jr. by Quitclaim Deed dated January 12, 2017 from Charles A. Barton, Jr., Trustee of the Charles A. Barton, Jr. Revocable Trust dated March 18, 2016 of record in Instrument No. 20170119-0006116, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This is improved property, known as 1811 Tyne Boulevard, Nashville, TN 37215

WITNESS THE EXECUTION HEREOF this _____ day of January, 2017.

C. A. Barton, Jr.

State of Tennessee

County of Davidson

On this 20th day of January, 2017, before me the undersigned authority, personally appeared **C. A. Barton, Jr.**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $ -0-.

Affiant

Sworn and subscribed before me this 20th day of January, 2017.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____