BILL GARRETT, Davidson County
Trans:T20170013255 DEEDQC
Recvd: 02/13/17 15:28 3 pgs
Fees:17.00 Taxes:0.00
20170213-0015058

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Barbara B Applegate Barbara Bradfield Applegate, Affiant Subscribed and sworn to before me this 3rd day of February, 2017. Notary Public My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires January 8, 2019

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
Barbara Bradfield Applegate, Trustee 4505 Harding Pike, #175 Nashville, Tennessee 37205	SAME	116 03 0B 175.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Barbara Bradfield Applegate,** hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest

BBA

in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Barbara Bradfield Applegate, Trustee of The Barbara Bradfield Applegate Living Trust, established by the Revocable Trust Agreement of Barbara Bradfield Applegate dated February 3, 2017**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 3rd day of February, 2017.

Barbara B Applegate
Barbara Bradfield Applegate

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 Barbara Bradfield Applegate, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 3rd day of February, 2017.

JEFFREY MOBLEY
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
My Comm. Expires January 8, 2019

My Commission Expires: _____

Notary Public

BBA

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit 175, together with the appurtenant interest in the common elements of 4505 Harding Road Homeowners Association, a horizontal property regime established by Master Deed, of record in Book 5282, page 972, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed and on the Plan of Royal Oaks Apartments of record in Plat Book 5200, page 45, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Barbara B. Applegate, unmarried, by deed from Martha Ann G. Elliott, unmarried, of record in Book 7312, page 16, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Current year's State and County taxes, which have been assumed by the Grantee; (2) Charter of Incorporation of record in Book 5282, page 501; (3) Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed and By-Laws of record in Book 5282, page 972; (4) Easements of record in Book 3347, page 188, and Book 4835, page 964; and (5) All matters appearing on the Plan of record in Plat Book 5200, page 45, said Register's Office.

Barbara Bradfield Applegate and Barbara B. Applegate are one and the same person.

This is improved property known as 4505 Harding Pike, #175, Nashville, Tennessee 37205.

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