BILL GARRETT, Davidson County
Trans:T20170015778 DEEDQC
Recvd: 02/22/17 14:45 3 pgs
Fees:17.00 Taxes:0.00
20170222-0017933

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-. Affiant Subscribed and sworn to before me, this 27th day of January, 2017. Notary Public My Commission Expires:

DIANNE JAYNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2020

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Lily Yi Giffin, Trustee 5420 Cottonport Drive Brentwood, Tennessee 37027	SAME	171 08 0A 011.00

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, **Sang Hu Yi**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest 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 **Chong C. Yi Giffin, Trustee of The Sang Hu Yi Living Trust, established by the Revocable Trust Agreement of Sang Hu Yi dated January 27, 2016**, as amended and restated 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, 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 27th day of January, 2017.

Sang Hu Yi

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 Sang Hu Yi, 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 27th day of January, 2017.

My Commission Expires: _____

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

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Cottonport Plantation, Phase I, of record in Book 6900, page 529 and 530, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sang Hu Yi and wife, Sang Son Yi, by deed from Sang Hu Yi and wife, Sang Son Yi, of record in Book 8582, page 376, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Sang Hu Yi by deed from Sang Son Yi of record as Instrument No. 20170203-0011925, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 7430, page 784; Book 7565, page 57; Book 7824, page 254; Book 7637, page 925; and Book 7350, page 137 said Register's Office.

This conveyance is subject to any and all existing easements of record.

This is improved property known as 5420 Cottonport Drive, Brentwood, Tennessee 37027.