This transfer is exempt from the Tennessee real estate recording tax pursuant to T.C.A. § 67-4-409(a)(3)(G).

THIS INSTRUMENT PREPARED BY:
Equitus Law Alliance, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37228

FROM: Ellis P. Jakes, Successor Trustee of The Kathryn J. Stamps Revocable Living Trust ("GRANTOR")

TO: Ellis P. Jakes ("GRANTEE")

New Owner is as Follows:	**Send Tax Bills to:**	**Map-Parcel Numbers:**
Ellis P. Jakes	Ellis P. Jakes 2228 Cages Bend Road Gallatin, TN 37066	21/188 & 322 22/171

TRUSTEES' DEED

KNOW ALL MEN BY THESE PRESENTS that Ellis P. Jakes, Successor Trustee, of the Kathryn J. Stamps Revocable Living Trust, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby transfer and convey, as a distribution from trust, unto Ellis P. Jakes, his heirs, successors and assigns, the Trustee's entire right, title, and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

THREE tracts or parcels of land in Davidson County, Tennessee, being Lot No. 6 and Reserve Parcels "A" and "B" of the Resubdivision of Reserved Parcel "A", O.W. Foster Subdivision, Section II, as shown on plat of record in Book 6250, page 251, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for complete description of referenced property.

BEING the same land conveyed to Kathryn J. Stamps (deceased), Trustee, and her successors in trust of The Kathryn J. Stamps Revocable Living Trust, from Kathryn J. Stamps, by Quit Claim Deed dated May 22, 2000, of record as Instrument No. 200005240067847, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 3639 Old Clarksville Pike, Joelton, TN, and unimproved property located at 6266 Eatons Creek Road, Joelton, TN.

TO HAVE AND TO HOLD the said parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Ellis P. Jakes, his heirs, successors and assigns, forever, in fee simple.

And the GRANTOR does covenant with the said Ellis P. Jakes that GRANTOR is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, except as follows:

1. 2017 Davidson County Real Property Taxes, not currently due.

2. All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public

BILL GARRETT, Davidson County
Trans: T20170016835 DEEDWARR
Recvd: 02/27/17 11:47 2 pgs
Fees: 12.00 Taxes: 0.00
20170227-0019248

utilities.

GRANTOR covenants with GRANTEE that GRANTOR has done nothing to impair the title as received by GRANTOR, and he warrants and defends the title against the lawful claims of all persons claiming by or through him in his representative capacity, but not further or otherwise.

WITNESS my hand, this 2-23 day of February, 2017.

The Kathryn J. Stamps Revocable Living Trust

Ellis P Jakes Trustee
Ellis P. Jakes, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Ellis P. Jakes with whom I am personally acquainted, and who acknowledged that he is the Successor Trustee of The Kathryn J. Stamps Revocable Living Trust and is authorized to execute this instrument on behalf of the Trust and that as such he executed this instrument for the Trust for the purposes therein contained.

Witness my hand, this 23rd day of February, 2017.

Leslie Walsh
Notary Public

Leslie Walsh State of Tennessee Notary Public Davidson County

My commission expires: 3.20.19

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of value for this transfer is $-0-.

Leslie Walsh State of Tennessee Notary Public Davidson County

John Bea
Affiant

Subscribed and sworn to before me this 23rd day of February, 2017.

Leslie Walsh
Notary Public

My Commission Expires: 3.20.19

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantor, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.