THIS INSTRUMENT PREPARED BY:

Limestone Title and Escrow, LLC

5200 Maryland Way, Suite 202

Brentwood, TN 37027

Address New Owner(s)
James Ryan Snellen
924 Archer Street.
Nashville, TN 37203

Send Tax Bills To:
SAME AS NEW OWNER

Map & Parcel Nos.:
105-02-0 520.00

AFTER RECORDING RETURN TO:
Limestone Title & Escrow, LLC
3173 S Church St
Murfreesboro, TN 37127

BILL GARRETT, Davidson County
Trans:T20170017371 DEEDQC
Recvd: 02/28/17 14:13 2 pgs
Fees:12.00 Taxes:0.00
20170228-0019870

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **JAMES RYAN SNELLEN, AS TRUSTEE OF THE JAMES RYAN SNELLEN LIVING TRUST, U/A DATED APRIL 29,2015,** ("Grantor") does hereby quitclaim and convey unto **JAMES RYAN SNELLEN, AN UNMARRIED MAN** ("Grantee"), their heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 15, on the Plan of New Hope Subdivision, of record in Book 6900, page 996, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Ryan Snellen, as Trustee of the James Ryan Snellen Living Trust, U/A dated April 29, 2015, by Quitclaim Deed from James R. Snellen, an unmarried man, dated 7/28/2015, recorded 8/6/2015, of record in Instrument #20150806-0078427, in the Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to James R. Snellen by Warranty Deed from Loan Little-Bass, a married woman, dated 8/31/2009, of record in Instrument #20090902-0082316, said Register's Office.

The address of the herein described property is believed to be 909 Archer Street, Nashville, TN 37203, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 24th day of Feb., 20 17.

JAMES RYAN SNELLEN LIVING TRUST

BY: JAMES RYAN SNELLEN

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration for this transfer is **$1.00**.

AFFIANT

Subscribed and sworn to before me, this 24 day of Feb, 2017.

NOTARY PUBLIC

My Commission Expires: 1-8-19

BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

STATE OF TENNESSEE

COUNTY OF Davidson

On the 24 day of Feb, 2017, before me the undersigned Notary Public of the State and County, appeared James Ryan Smellen, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on the 24 day of Feb, 2017.

My Commission Expires: 1-8-19

NOTARY PUBLIC

BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19