THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES AND BARRY R. JARVIS, JR. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION AND TAX RELATED COUNSEL. FURTHER THE CLIENT HAS BEEN ADVISED AS TO POTENTIAL MEDICAID CONSEQUENCES AND HAS ELECTED TO EXECUTE THE DEED.

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20170020487 DEEDQC
Recvd: 03/09/17 13:38 3 pgs
Fees:17.00 Taxes:0.00
20170309-0023511

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
Frances Farmer 2909 Wingate Ave Nashville 37211-2523	New owner	119 14 0 115.00

THIS INSTRUMENT PREPARED BY:

Barry R. Jarvis, Jr.
Attorney
1517 Hunt Club Blvd
Gallatin, TN 371066

RETURN TO:

Barry R. Jarvis, Jr.
Attorney
1517 Hunt Club Blvd
Gallatin, TN 371066

STATE OF TENNESSEE

COUNTY OF Sumner }

The actual consideration or value, whichever is greater, for this transfer is $ ___0___.

Frances M. Farmer
Affiant

Subscribed and sworn to before me, this the 17th day of Feb, 2017.

Notary Public

Commission expires 9-18-2018

THERESE CASLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My commission expires: 9-18-2018

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, FRANCES MARIE FARMER "Grantor", hereby quitclaims and conveys unto WENDY VAN LIERE and REGINA GUYER, TRUSTEE OF THE FARMER FAMILY IRREVOCABLE TRUST DATED Febvuzry 17, , 2017, or its successors in trust, "Grantee", the remainder interest only (Grantor reserves a life estate) to the following described real property in Davidson County, Tennessee, described as follows:

Being lot No. 62 on the Map of Tuggle Heights, as of record in book 1130, page 90, Register's Office for said County.
Said lot No. 62 fronts 60 feet on the westerly side of Wingate Avenue and extends back between lines 200.8 feet on the northerly line and 202 feet on the southerly line to a dead line in the rear, measuring 60 feet thereon.
Being the same real property conveyed to Joe Grizzard, Jr. and wife, Anna Barton Grizzard, by deed from Wesley M. Williams and wife, of record in book 2294, page 356, said Register's Office.

This conveyance is made subject to 10-foot easement for public utility purposes along westerly line of premises and building setback line from Wingate Avenue, as shown on plan in book 1130, page 90, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantor and husband, WILLIAM LASTER FARMER (WILLIAM LASTER FARMER having predeceased Grantor vesting complete ownership in Grantor) by Deed from JOE GRIZZARD, JR., and wife, ANNA BARTON GRIZZARD of record in Book 2691 Page 129 Register's Office for Davidson County, Tennessee..

Subject to any legal plats, easements, restrictions, and other matters of record.

This is improved property known as 2909 WINGATE AVENUE, NASHVILLE, TENNESSEE 37211.

Witness my hand this 17th day of Feb., 2017.

Frances M. Farmer
Grantor- FRANCES MARIE FARMER

STATE OF Tennessee)
COUNTY OF Sumner)

On this 17th day of Febvuzry, 2017, before me personally appeared FRANCES MARIE FARMER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing on her behalf for the purposes contained herein.

Witness my hand at office this 17th day of Feb, 2017

Notary Public

THERESE CASLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires 9-18-2018

CERTIFICATION OF TRUST

The undersigned declares as follows:

1. The Farmer Family Irrevocable Trust was executed on Feb. 17, 2017.

2. Wendy Van Liere and Regina Guyer are the original trustees.

3. Connie Chitwood, Wendy Van Liere and Regina Guyer are the sole lifetime beneficiaries of income and principal from the trust.

4. The Trust is irrevocable. No person has the right to revoke, amend or modify the Trust.

5. The trustee has all powers under Tennessee Code Sections 35-15-816 subject to any express limitations or contrary directions contained in the trust.

6. The trust was established to avoid probate, conservatorship proceedings and to gift assets to the beneficiaries of the trust.

7. The Trust is in full force and effect.

8. This certification is being signed by the trustee of the Trust.

I declare under penalty of perjury that the above is true and correct to the best of my knowledge.

Wendy Van Liere, Regina Guyer
Wendy Van Liere or Regina Guyer, Trustee

STATE OF Tennessee)

COUNTY OF Sumner)

This instrument was acknowledged before me on Feb. 17, 2017, by Wendy Van Liere and Regina Guyer as Trustee.

Notary Public _____

My commission expires: 9-18-2018

This document prepared by: Barry Jarvis, Attorney, 1517 Hunt Club Boulevard, Gallatin, TN 37066

THERESE CASLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY