BILL GARRETT, Davidson County
Trans:T20170028101 DEEDQC
Recvd: 04/04/17 08:47 3 pgs
Fees:17.00 Taxes:0.00

20170404-0032562

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--. WHD William H. Ditenhafer, III, Trustee, Affiant Subscribed and sworn to before me, this 8th day of March, 2017. Alice M. Bohannon Notary Public My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 8, 2019

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
William H. Ditenhafer, III and/or Stephanie R. Ditenhafer, Trustees 2504 Oakland Avenue Nashville, Tennessee 37212	SAME	104 16 0 278.00

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, William H. Ditenhafer, III and wife, Stephanie R. Ditenhafer, hereinafter called the Grantors, for the purpose of transferring the

Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' 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 **William H. Ditenhafer, III and/or Stephanie R. Ditenhafer, Trustees of The Stephanie & William Ditenhafer Living Trust, established by the Revocable Trust Agreement of William H. Ditenhafer, III and Stephanie R. Ditenhafer dated March 8, 2017**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' 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 our hands this 8th day of March, 2017.

William H. Ditenhafer, III

Stephanie R. Ditenhafer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William H. Ditenhafer, III and Stephanie R. Ditenhafer, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of March, 2017.

My Commission Expires: _____

ALICE N. BOHANNON
STATE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
January 8, 2019

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being the northerly 50.0 feet of Lot No. 188 on the Map of Belmont Land Company's Plan of Lots as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said part of Lot 188 fronts 50.0 feet on the easterly side of Oakland Avenue and runs back between parallel lines 175.0 feet to an alley.

Being the same property conveyed to Stephanie Ditenhafer and husband, William Ditenhafer, by deed from Joseph C. Spalding and wife, Rita Ann Spalding, of record as Instrument No. 20060104-0001211, Register's Office for Davidson County, Tennessee.

William H. Ditenhafer, III and William Ditenhafer are one and the same person. Stephanie R. Ditenhafer and Stephanie Ditenhafer are one and the same person.

This conveyance is made subject to:

1. Current year's State and County taxes, which have been assumed by the Grantees.

2. Restrictive covenants contained in an instrument of record in Instrument No. 20011206-0134380, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).

3. All matters appearing on the Plan of record as Book 421, page 34, Register's Office for Davidson County, Tennessee.

This is improved property known as 2504 Oakland Avenue, Nashville, Tennessee 37212.