THIS INSTRUMENT PREPARED BY:

THE LAW OFFICE OF DAVID A. CHILDRESS, P.C.
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

BILL GARRETT, Davidson County
Trans:T20170046866 DEEDQC
Recvd: 06/02/17 10:54 2 pgs
Fees:12.00 Taxes:0.00
20170602-0055029

THIS CONVEYANCE IS EXEMPT FROM THE TRANSFER TAX UNDER T.C.A. SECTION 67-4-409(a)(3)(F)

Address New Owner	Send Tax Bills To:	Map-Parcel Numbers
Mary Ellen Clinton, Trustee 7740 Buffalo Road Nashville, TN 37221	New Owner	113-68

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, **MARY ELLEN CLINTON, unmarried,** by these presents does hereby remise, release and quitclaim unto **MARY ELLEN CLINTON, as trustee of the Mary Ellen Clinton Revocable Trust dated May 24, 2017,** her successors and assigns, with full power to sell, transfer and convey without the joinder of any beneficiary, all of her right, title and interest, in and to a certain tract or parcel of land, together with all improvements located thereon, situated in **Davidson** County, Tennessee, more particularly described as follows:

BEGINNING at a railroad spike in the center of Buffalo Road and in W.T. Hows south line; thence from said beginning point and with the center of Buffalo Road for the next four calls South 5 degrees 24 minutes East 78 feet, South 4 degrees 31 minutes West 250 feet, South 10 degrees 01 minutes East 206 feet, and South 16 degrees West 250 feet to a railroad spike in the center of said road; thence leaving said road North 53 degrees West 538.2 feet to an iron pin in Demoss' east line; thence with said Demoss' east line due North 573.5 feet to an iron pin, W.T. Hows southeast corner of Demoss' east line; thence with W.T. Hows' south line South 75 degrees East 492.0 feet to the point of beginning, containing 7.45 acres, more or less.

There is included in the above description but expressly excluded therefrom a small parcel of land 30 feet by 40 feet containing an existing cemetery together with a right-of-way twelve (12) feet wide by forty (40) feet long for ingress and egress from said cemetery to Buffalo Road, as shown on said survey.

Being the same property conveyed to **MARY ELLEN CLINTON and husband, WILLIAM J. WADE, JR.** by deed from **J. BLAKE FREEMAN**, dated June 23, 1992, of record in Book 8670, Page 134, Register's Office for Davidson County, Tennessee. **WILLIAM J. WADE, JR.** having died on or about March 9, 2016 and title vested solely in **MARY ELLEN CLINTON** as the surviving tenant by the entirety.

This legal description is the same as used in the last deed of record.

This is improved property known as 7740 Buffalo Road, Nashville, Tennessee 37221.

Said tract is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises.

This description is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the property described and conveyed herein.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 24 day of May 2017.

Mary Ellen Clinton
MARY ELLEN CLINTON

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 bargainor, **Mary Ellen Clinton** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of May 2017.

Shannon O. Walker
Notary Public

My Commission Expires: March 8, 2021

SHANNON O. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021