QUIT CLAIM DEED

Bill Garrett Davidson County
Batch# 16770 DEEDQC
10/23/2017 11:40:04 AM 1 pg
Fees: $12.00 Taxes: $0.00

20171023-0108313

State of Tennessee, County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $00.00. (TRANSFER TO RLT, TCA 67-4-409(a)(3)(F))

Dean Flint
Dean Flint, Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 23rd day of August, 2017.

Silke Hubbard (SEAL)
Notary Public
My commission expires: Nov. 3, 2020

Silke Hubbard STATE OF TENNESSEE NOTARY PUBLIC Davidson County, TN

THIS INSTRUMENT WAS PREPARED BY
Barry Benton, P.O. Box 1444, Calhoun, GA 30703 TN Bar No. 015941 NO OPINION / NO TITLE SEARCH

Mail to Trustee @: Dean Flint, Trustee 321 Manzano Drive; Madison, TN 37115	Send tax bills to mortgagee of record NEW OWNER	Map/Parcel ID No. 052040-001.00

THIS INDENTURE, made the 23rd day of August in the year 2017, between **DEAN FLINT,** as party of the first part, hereinafter called GRANTOR, and **DEAN EVERETT FLINT as TRUSTEE of the DEAN EVERETT FLINT REVOCABLE LIVING TRUST DATED** Dec. 25 **, 1999, as amended,** as party of the second part, hereinafter called TRUSTEE (the words "Grantor" and "Trustee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: GRANTOR, for LOVE AND AFFECTION AND NOT FOR MONETARY OR OTHER CONSIDERATION, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said trustee all that certain land situate in Davidson County, State of Tennessee, to wit:

Being the easterly 100' of Lot No. 20 and the 100' adjacent to and east of the easterly line of said Lot No. 20, on an unrecorded Plat of William I. Love's Larkin Spring Tract, compiled by Mrs. N. W. Myatt, dated February 28, 1940, as follows: BEGINNING at a point on the S margin of an unnamed Road, 1000' east of the point of intersection of said S margin and the E margin of Larkin Spring Road, said point of intersection being 1519' S of the point of intersection of the E margin of Larkin Spring Road and the S line of Block "A" of Anderson Subdivision as of record in Book 974, pages 36 and 37, Register's Office of Davidson County, Tennessee; thence easterly with said S margin of said unnamed Road 200' to a point; thence southerly parallel to the E margin of Larkin Spring Road 200' to the line fence between property of prior Grantor and the Nashville Agricultural & Normal Institute Property; thence westerly with said line fence 200' to a point; thence northerly 200', parallel to Larkin Spring Road, to the Point of Beginning. And the improvements commonly known as 256 Manzano Drive, Madison, Tennessee 37115.

Subject to any and all easements, covenants and/or restrictions of record, and/or any and all governmental zoning regulations which may pertain to the above-described property.

Being the same lands conveyed to Grantor from Wells Fargo Bank, NA, successor by merger to Wells Fargo Home Mortgage, Inc, by Special Warranty Deed (Corporation) dated May 27, 2005 and of record as instrument No. 20050602-0062788 in the Register's Office of Davidson County, Tennessee.

THE GRANTEE/TRUSTEE HAS A PRESENT POSSESSORY INTEREST IN THIS PROPERTY. THE TRUSTEE, individually and as Trustee, AND SUCCESSOR TRUSTEES HAVE FULL RIGHTS TO SELL OR ENCUMBER THE PROPERTY HEREIN SET FORTH.

IN WITNESS WHEREOF, GRANTOR has signed and sealed this deed, the day and year first above written.

Dean Flint
DEAN FLINT, Grantor

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 DEAN FLINT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this 23rd day of August 2017.

Silke Hubbard STATE OF TENNESSEE NOTARY PUBLIC SEAL Davidson County, TN

Silke Hubbard
NOTARY PUBLIC
My commission expires Nov 3, 2020