Bill Garrett Davidson County
Batch# 18196 DEEDQC
10/25/2017 02:23:02 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20171025-0109561

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-- Robert Chaffin Ramsey, Trustee, Affiant Subscribed and sworn to before me this 20th day of October, 2017. Notary Public My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires January 8, 2019

Address of new owners:	Send Tax Bills to:	Map-Parcel Number
Robert Chaffin Ramsey and/or Jean Liebhart Ramsey, Trustees 425 Sunnyside Drive Nashville, Tennessee 37205	SAME	116 11 0 033.00

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, Robert Chaffin Ramsey and wife, Jean Liebhart Ramsey, 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 **Robert Chaffin Ramsey and/or Jean Liebhart Ramsey, Trustees of the Jean & Robert Ramsey Living Trust, established by the Revocable Trust Agreement of Robert Chaffin Ramsey and Jean Liebhart Ramsey dated October 20, 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 20th day of October, 2017.

Robert Chaffin Ramsey

Jean Liebhart Ramsey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Chaffin Ramsey and Jean Liebhart Ramsey, 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 20th day of October, 2017.

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

My Commission Expires: _____

Notary Public

EXHIBIT A

Legal Description

LAND in the 7th formerly the 11th Civil District of Davidson County, Tennessee, being the northerly 165 feet front and 130 feet rear of Lot No. 20 of Block "D" on the Plan of Honeywood Subdivision of the Malone Estate, not of record more fully described as follows:

Beginning on the westerly margin of Sunnyside Drive at the northeast corner of the property conveyed to Frank P. Bachman and wife, by deed from Thomas H. Malone, et al of record in Book 855, page 490, Register's Office for said County; thence with said Bachman's northerly line westwardly 189 feet 1 inch to the easterly line of Lot No. 1 thence with said line, northwardly 130 feet to the common corner of lots nos. 1, 2, 19 and 20; thence with the line between lots nos. 19 and 20, eastwardly 168 feet 2 inches to the westerly margin of Sunnyside Drive; thence with said Drive, southwardly 165 feet to the beginning, according to a survey by W, B. Southgate, Surveyor, July, 1931, and updated by John Kohl, dated February 14, 1980.

Being the same property conveyed to Robert C. Ramsey and wife, Jean L. Ramsey by deed from David W. Newell and wife, Ann D. Newell, of record in Book 6373, page 750, Register's Office for Davidson County, Tennessee.

Robert Chaffin Ramsey and Robert C. Ramsey are one and the same person. Jean Liebhart Ramsey and Jean L. Ramsey are one and the same person.

This is improved property known as 425 Sunnyside Drive, Nashville, Tennessee 37205.