Bill Garrett Davidson County
Batch# 67760 DEEDQC
03/12/2018 11:15:42 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180312-0023067

This instrument prepared by:
Julie Cornell
J. Randall Hooper
Hooper, Zinn & McNamee, PLLC
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Record and return to:
Same as preparer

Address of New Owner:
Kenneth W. Reed, Trustee
Marie M. Reed, Trustee
418 W. Hillwood Drive
Nashville, TN 37205

Send Tax Bills to:
New Owner

Map/Parcel:
103-13-20

QUITCLAIM DEED TO TRUSTEE

For good and valuable consideration, receipt of which is hereby acknowledged, **Kenneth W. Reed and wife, Marie M. Reed**, hereinafter Grantors, have bargained and sold, and by these presents does quitclaim, transfer and convey unto **Kenneth W. Reed and Marie M. Reed**, Trustees of the Reed Trust dated March 8, 2018, hereinafter Grantees, their successors and assigns, all of Grantors' right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

TRACT NO. 1:

Land in Davidson County, Tennessee, being part of Lot No. 47, on the Plan of Hillwood Estates, Section 5, as of record in Plat Book 2133, page 55, Register's Office for said County, described as follows:

Beginning on the northeasterly margin of West Hillwood Drive at the corner of Lots Nos. 46 and 47; thence with the line between said two lots northeastwardly 143 feet to the southwest corner of the property conveyed to the City of Nashville, by deed from H.G. Hill Realty Company, of record in Book 2394, page 423, said Register's Office; thence with said City's southerly line southeastwardly 65 feet; thence with said City's easterly line northeastwardly 65 feet to a point in the line between Lots No. 47 and 57; thence with the line between said two lots southeastwardly 281 feet to the corner of Lots Nos. 47, 48, 53, 54 and 56; thence with the line between said Lots Nos. 47 and 48; southwestwardly 350 feet to the northeasterly margin of said West Hillwood Drive; thence with same northwestwardly 245.7 feet to the beginning.

TRACT NO. 2:

Land in Davidson County, Tennessee, being a part of Lot No. 47 on the Plan of Hillwood Estates, Section 5, of record in Book 2133, page 55, in the Register's Office

for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the line between Lots Nos. 46 and 47, being 143 feet northeast of the northeasterly margin of West Hillwood Drive; thence with the line between said Lots Nos. 46 and 47 Northeastwardly 65 feet to the common corner of Lots Nos. 46, 47 and 57; thence with the line between said Lots Nos. 47 and 57 southeastwardly 65 feet; thence southwestwardly and parallel with the line between said Lots Nos. 46 and 47, 65 feet; thence northwestwardly and parallel with the line between said Lots Nos. 47 and 57, 65 feet to the beginning.

Being the same property conveyed to Kenneth W. Reed and wife, Marie M. Reed, by deed from William H. Crawford, III and wife, Tracy B. Crawford, of record as Instrument Number 20101029-0086723, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens, encumbrances and other matters of record.

This is improved property, known as 418 W. Hillwood Drive, Nashville, Tennessee.

Grantees, as Trustees, shall have the power and authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of the real property described above. The property and its proceeds shall have the same immunity from the claims of Grantors' separate creditors as would exist if Grantors had continued to hold the property or its proceeds as tenants by the entirety. Tenn. Code Ann. § 35-15-510 applies to the property and its proceeds.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. 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 8th day of March, 2018.

Kenneth W. Reed, Grantor

Marie M. Reed, Grantor

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned Notary Public, the within named Grantors, Kenneth W. Reed and Marie M. Reed, with whom I am personally acquainted and who upon oath acknowledged that they executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of March, 2018.

Notary Public
My Commission Expires: 9/7/2021



State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00. The purpose of this transaction is to transfer the subject property to a revocable living trust.

Kenneth W. Reed, Trustee, Grantee

Subscribed and sworn to before me this 8th day of March, 2018.

Notary Public
My Commission Expires: 9/7/2021

