THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
214 Second Avenue North, Suite 300
Nashville, TN 37201

Bill Garrett Davidson County
Batch# 75875 DEEDQC
04/03/2018 11:35:26 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180403-0031048

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alton Ray Lincoln and Scott Thomas Lincoln Co-Trustees of the Alton Lincoln Revocable Trust 255 Blackman Road Nashville, TN 37211	Same	Map-Parcel: 147 06 0 151.00

KNOW ALL MEN BY THESE PRESENTS that I, ALTON LINCOLN, have this day bargained and sold and do hereby transfer and convey unto ALTON RAY LINCOLN and SCOTT THOMAS LINCOLN, Co-Trustees of the Alton Lincoln Revocable Trust u/t/a dated May 1, 2014, as heretofore or hereafter amended, their successors and assigns, with full power to sell, transfer, convey, mortgage or encumber in any manner whatsoever, all without joinder of any other party, all my right, title and interest in and to that certain tract or parcel of real property located in Davidson County, Tennessee and more particularly described as follows

Land in Davidson County, Tennessee, being Lot No. 235 in Caldwell Country Estates, Section IV, as of record in Book 2854, page 101, Register's Office for said County, as follows:

Said Lot No. 235 fronts 90 feet on the southerly side of Blackman Road and runs back 210 feet on the westerly line and 228.3 feet on the easterly line which is a broken line to a dead line measuring 34.4 feet thereon.

Being the same property conveyed to Alton Lincoln and wife, Peggy B. Lincoln (being the same person as Peggy Ray Lincoln), by Warranty Deed from W.M. Hughey and wife, Mary Katherine C. Hughey, of record in Book 3701, page 553, Register's Office for Davidson County, Tennessee. The said Peggy Ray Lincoln having predeceased her husband, Alton Lincoln, and her interest in the property vested in Alton Lincoln.

Subject to restrictions of record in Book 3075, page 32; and also Plan of record in Book 2854, page 101, Register's Office for Davidson County, Tennessee.

This improved property is known as 255 Blackman Road, Nashville, Tennessee 37211.

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

WITNESS my hand this 14 day of March, ~~2015~~. 2018

Alton Lincoln

ALTON LINCOLN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Leah Bean, a Notary Public of the State and County aforesaid, personally appeared ALTON LINCOLN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14 day of March, ~~2015~~. 2018

Leah D. Bean

Notary Public

My Commission Expires:

3.8.2021

LEAH D. BEAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(3)(F). No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(5).