Karen Y Johnson Davidson County
Batch# 138201 DEEDQC
09/10/2018 09:02:31 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180910-0089234

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--. Affiant Subscribed and sworn to before me, this 27th day of August, 2018. Notary Public My Commission Expires:

ALIA M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-08-2019

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
James W. Spradley, Jr. and/or Frances B. Spradley, Trustees 429 Westview Drive Nashville, Tennessee 37205	SAME	116 15 0 014.00

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, **Frances B. Spradley and/or James W. Spradley, Jr., Trustees of The Frances B. Spradley Living Trust, established by the Revocable**

Trust Agreement of Frances B. Spradley dated September 8, 2012, hereinafter called 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 **James W. Spradley, Jr. and/or Frances B. Spradley, Trustees of the Frances B. & James W. Spradley, Jr. Living Trust, established by the Revocable Trust Agreement of James W. Spradley, Jr. and Frances B. Spradley dated February 27, 2018**, 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 27th day of August, 2018.

James W. Spradley, Jr., Trustee

Frances B. Spradley, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James W. Spradley, Jr. and Frances B. Spradley, Trustees 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 27th day of August, 2018.

My Commission Expires: STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2019

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, in the City of Belle Meade, being Lot no. 5 on Block 6 on the Map of the Re-Subdivision of part of Royal Oaks, as of record in Book 974, pages 4 and 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No.5 fronts 200 feet on the westerly side of Westview Avenue and runs back 428 feet 8 inches on the northerly line and 429 feet 6 inches on the southerly line, to a deadline, measuring 200 feet thereon.

Included in the above described property, but expressly excluded from this conveyance is the following tract of land in Davidson County, Tennessee:

Being the westerly part of Lot No.5 of Block 6 on the Map of the Resubdivision of part of Royal Oaks, as of record in Book 974, pages 4 and 5, Register's Office for said County, beginning at a point in the southerly line of said Lot 5 which is the northeast comer of Lot 2 on the northwest comer of Lot 4, said resubdivision; thence westerly 191 feet, eight inches, with the southerly line of said Lot 5 to its southwest comer; thence northerly with the westerly margin of said Lot 5, 200 feet to the northwest comer of said Lot 5; thence easterly with the northerly margin of said Lot 5, 190 feet 10 inches, to a point in said margin; thence southerly 200 feet to the point of beginning.

This conveyance is subject to: Taxes for 2018 and subsequent years; all matters shown on the Plan, with Owner's Certificate, of record in Plat Book 974, Pages 4 and 5, said Register's Office; and a 10 foot easement for sanitary sewer purposes along the westerly line of said property, conveyed to the City of Belle Meade, of record in Book 5787, page 124, said Register's Office.

Being the same property conveyed to Frances B. Spradley and/or James W. Spradley, Jr., Trustees of The Frances B. Spradley Living Trust, established by the Revocable Trust Agreement of Frances B. Spradley dated September 8, 2012, by deed from Frances B. Spradley, of record as Instrument No. 20121002-0089548, Register's Office for Williamson County, Tennessee.

This is improved property known as 429 Westview Drive, Nashville, Tennessee 37205.