Karen Y Johnson Davidson County
Batch# 149753 DEEDQC
10/08/2018 09:08:08 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181008-0099466

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, 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--. Marcia F. Lavine Affiant Subscribed and sworn to before me, this 3rd day of October, 2018. Alice M. Bohannon Notary Public My Commission Expires:

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

Address of new owner:	Send Tax Bills to:	Map-Parcel Number:
Marcia F. Lavine, Trustee 80 Ravenwood Hills Circle Nashville, TN 37215	SAME	131 06 0C 064.00

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, Marcia F. Lavine, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises,

releases and quitclaims all of the Grantor's 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 **Marcia F. Lavine, Trustee of the Marcia F. Lavine Living Trust**, established by the Revocable Trust Agreement of Marcia F. Lavine dated October 3, 2018, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's 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 my hand this 3rd day of October, 2018.

Marcia F. Lavine

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 Marcia F. Lavine, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 3rd day of October, 2018.

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

My Commission Expires:

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Burton Hills Village of Ravenwood Tract 20, as of record in Plat Book 6900, page 363 amended in Book 7147, page 421, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to C. Lewis Lavine and wife, Marcia F. Lavine by deed from M. Hayne Hamilton and wife, Laura F. Hamilton of record in Book 10129, page 116, Register's Office of Davidson County.

This conveyance is made subject to: (1) Taxes for 1996 which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 7071, page 460, amended in Book 7146, page 183, and Book 6517, page 522 amended in Book 6778, page 536; (3) Charter of record in Book 7189, page 67, Book 6517, page 505 amended in Book 6921, page 216, Book 6517, page 511 amended in Book 6921, page 214, and Book 6665, page 1; (4) Agreement of record in Book 6470, page 383, Book 6655, page 47 and Book 7147, pages 411 and 416; and (5) All matters appearing on the plan of record in Plat Book 6900, page 363 amended in Book 7147, page 421, Register's Office for Davidson County, Tennessee.

C. Lewis Lavine died on May 2, 2018.

This is improved property known as 80 Ravenwood Hills Circle, Nashville, Tennessee 37215.