Karen Y Johnson Davidson County
Batch# 171432 DEEDQC
12/07/2018 09:20:34 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20181207-0119364

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--. Kathy Ellen Layman Simpson Affiant Subscribed and sworn to before me, this 28th day of November, 2018. Notary Public My Commission Expires:

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
Frank G. Simpson, III and/or Kathy Ellen Layman Simpson, Trustees 6006 Bresslyn Road Nashville, Tennessee 37205	SAME	115 08 0 085.00

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, Frank G. Simpson, III and wife, Kathy Ellen Layman Simpson, 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 **Frank G. Simpson, III and/or Kathy Ellen Layman Simpson, Trustees of the Frank & Ellen Simpson Living Trust,** established by the Revocable Trust Agreement of Frank G. Simpson, III and Kathy Ellen Layman Simpson dated November 28, 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 28th day of November, 2018.

Frank G. Simpson, III

Kathy Ellen Layman Simpson

Kathy Ellen Layman Simpson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frank G. Simpson, III and Kathy Ellen Layman Simpson, 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 28th day of November, 2018.

My Commission Expires:

JEFFREY MOBLEY STATE 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, being Lot No. 20 on the Plan of West Meade Village of record in Plat Book 3700, Page 36, Register's Office for said County.

Said Lot No. 20 fronts 201.70 feet on the broken westerly margin of Bresslyn Road and extends back 348.60 feet on the northerly line and 365.1 feet on the southerly line to a dead line in the rear measuring 188.20 feet thereon.

Being the same property conveyed to Frank G. Simpson, III and spouse, K. Ellen Simpson by deed from Donald E. Hughes or Caroline R. Hughes, Trustees U/A/D January 7, 1997, of the Hughes Joint Revocable Living Trust Agreement and any Successors in Trust, of record as Instrument No. 20040120-0007564, Register's Office for Davidson County, Tennessee.

Kathy Ellen Layman Simpson and K. Ellen Simpson are one and the same person.

This conveyance is subject to: Current year's State and County taxes, which have been assumed by the Grantees; The Plan, with Owner's Certificate, of record in Book 3700 Page 36, said Register's Office, which Plan shows a 150 foot minimum building setback line from Bresslyn Road and a 10 foot easement for public utility and drainage purposes along the rear and northerly line(s).

This is improved property known as 6006 Bresslyn Road, Nashville, Tennessee 37205.