Karen Y Johnson Davidson County
DEEDQC
Batch# 174907
3 pgs
12/17/2018 11:57:57 AM
Fees: $17.00 Taxes: $0.00
20181217-0122434

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 4th day of December, 2018. Notary Public My Commission Expires:

ALAN 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(s):
Helen M. Bransford, Trustee 408 West Hillwood Drive Nashville, Tennessee 37205	SAME	103 13 0 047.00

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, Helen M. Bransford, 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 **Helen M. Bransford, Trustee of the Helen M. Bransford Living Trust**, established by the Revocable Trust Agreement of Helen M. Bransford dated December 4, 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 4th day of December, 2018.

Helen M. Bransford

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 Helen M. Bransford, 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 4th day of December, 2018.

My Commission Expires:

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

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 2 and part of Lot No. 1 on the Plan of Hillwood Estates, Section Two, of record in Book 1835, page 80, Register's Office for Davidson County, Tennessee.

Said property fronts 244.4 feet on the northerly margin of West Hillwood Boulevard, now Drive, and extends back 446.5 feet on the easterly line and 477.6 feet more or less on the westerly line to a dead line in the rear, measuring 159.3 feet thereon.

Being the same property conveyed to Helen M. Bransford, by deed from Marian T. Ott and spouse, Craig E. Philip, of record as Instrument No. 20120507-0038962, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Current year's State and County taxes, which have been assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 1835, page 80, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6247, page 101, Register's Office for Davidson County, Tennessee.

This is improved property known as 408 West Hillwood Drive, Nashville, Tennessee 37205.