03

Realty Title

FORM No. WD-1

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE.	STATE OF ~~CALIFORNIA~~ Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $-0- Rachelle Caudill AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF ~~October 2010~~ December 2011 Diane K. Mann NOTARY PUBLIC MY COMMISSION EXPIRES: (AFFIX SEAL)

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

This instrument prepared by: Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	Tax Bills to:	MAP-PARCEL NUMBERS
Timothy J. Patts	SAME	161-02-176
(NAME)	(NAME)	
216 Summit Avenue, E-101		
(STREET ADDRESS)	(STREET ADDRESS)	
Brookline, MA 02446		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

BILL GARRETT, Davidson County
Trans:T20110079109 DEEDQC
Recvd: 12/14/11 11:54 3 pgs
Fees:17.00 Taxes:0.00
20111214-0097326

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, Mark Charles Velligan and/or Mary Margaret Velligan, Trustees of the Velligan Family Trust by these present, quitclaim and convey unto Timothy J. Patts, all of their right, title and interest in and to the following tract or parcel of land, to-wit:

Being land in Davidson County, Tennessee, being Lot No. 70, on the Plan of McMurray Place, Section Two, of record in Plat Book 5200, Page 440, Register's Office for said County, to which plan reference is here by made for a more complete description of said lot.

BEGINNING at a point in the Southerly right-of-way margin of Ellenwood Drive, the Northeast corner of the herein described property; thence leaving said right-of-way South 29 degrees 53' 35" West 94.25 feet to a point; thence North 57 degrees, 11' 14" West 60.00 feet to a point; thence North 54 degrees 13' 19" West 40.37 feet to a point; thence North 44 degrees 03' 17" East 142.50 feet to a point in the Southerly right-of-way margin of Ellenwood drive; thence with said right-of-way South 46 degrees 06' 13" East 8.60 feet to a point; thence South 86 degrees 50' 00" East 2.19 feet to an iron rod; thence with a curve to the right having a central angle of 34 degrees 14' 34" and a radius of 50.00 feet a distance of 29.88 feet to an iron rod; thence with a curve to the left having a central angle of 70 degrees 18' 07" and a radius of 40.00 feet a distance of 49.08 feet to the point of beginning containing 0.23 acres more or less.

Being the same property conveyed to Mark Charles Velligan and/or Mary Margaret Velligan, Trustees of the Velligan Family Trust, and Timothy J. Patts, of record in Instrument No. 20050726-0086995, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property located at 481-483 Ellenwood Drive, Nashville, TN 37211.

Witness my hand March 19, 2010

Mark Charles Velligan, Trustee

Mark Charles Velligan, Trustee

Mary Margaret Velligan, Trustee

Mary Margaret Velligan, Trustee

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, Mark Charles Velligan and Mary Margaret Velligan, Trustees of the Velligan Family Trust, the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand and official seal at , _____, _____, this _____ day of _____, 2010.
(City) (State)

_____
Notary Public

My commission expires:

See attached acknowledgment

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of ORANGE

On MARCH 9, 2010 (Date) before me, SUSAN D. REVEAL, NOTARY PUBLIC (Here Insert Name and Title of the Officer),

personally appeared MARK CHARLES VELLIGAN, MARY MARGARET VELLIGAN (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Susan D. Reveal (Signature of Notary Public)

SUSAN D. REVEAL
Commission # 1666886
Notary Public - California
Orange County
My Comm. Expires Mar 30, 2010

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Quit Claim Deed

Document Date: 03-19-2010 Number of Pages: 02

Signer(s) Other Than Named Above: —

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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