Davidson County DEEDQC
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This Instrument Prepared by:

GLENN S. MACBETH, Attorney at Law
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:

Francis Q. Sullivan
292 Hermitage Avenue
Nashville, TN 37210

SEND TAX BILLS TO:

SAME

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND GLENN S. MACBETH, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

Tract 1 (094-09-0-35.00) Tract 2 (094-09-0-36.00) Tract 3 (094-09-0-37.00)
Tract 4 (094-09-0-27.00) Tract 5 (094-09-0-28.00) Tract 6 (094-09-0-29.00)

THIS INSTRUMENT made and entered into on this the 6th day of June, 2013, by and between **WILLOW DEVELOPMENT COMPANY, INC., a Tennessee Corporation**, ("Grantor"), and **FRANCIS Q. SULLIVAN,** ("Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor conveys, transfers, releases, relinquishes, and quitclaims unto Grantee, Grantee's heirs and assigns, all Grantors' right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Tract 1: Being Lot No. 24 on the Plan of Fairfield Village, as of record in Book 21, page 82, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Said Lot No. 24 fronts 50 feet on the northerly side of Fillmore, now Hermitage Avenue and runs back at right angles, between parallel lines about 185 feet more or less to a 20 foot alley.

Being the same property conveyed to Willow Development Company, Inc. by Quitclaim Deed from Paul N. Sullivan and Joe B. Sullivan, Jr. dated May 3, 1988 and filed for record May 3, 1988 in Book 7533, page 429, Register's Office of Davidson County, Tennessee.

Tract 2: Being Lot No. 25 on the Plan of Fairfield Village, as of record in Plan Book 1, page 135 and in Plan Book 21, page 82, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Said Lot fronts 50 feet on the north side of Hermitage Avenue and runs back between parallel lines, 180 feet more or less to an alley in the rear.

Being the same property conveyed to Willow Development Company, Inc. by Quitclaim Deed Quitclaim Deed from Ruby Neal Sullivan, Paul N. Sullivan and wife, Marie Rose Sullivan, and Joe B. Sullivan, Jr. and wife, Barbara Ann Quinn

Sullivan dated May 3, 1988 and filed for record May 3, 1988 in Book 7533, page 431, Register's Office of Davidson County, Tennessee.

Tract 3: Being Lot No. 26 on the Plan of Pageot's Fairfield Village, as of record in Plan Book 1, page 135 and in Plan Book 21, page 82, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Said Lot No. 26 fronts 50 feet on the northerly side of Hermitage Avenue sometimes called Lebanon Pike, formerly Fillmore Street, and runs back between parallel lines, 170 feet more or less to an alley.

Being the same property conveyed to Willow Development Company, Inc. by Quitclaim Deed from Ruby Neal Sullivan, Paul N. Sullivan and wife, Marie Rose Sullivan, and Joe B. Sullivan, Jr. and wife, Barbara Ann Quinn Sullivan dated May 3, 1988 and filed for record May 3, 1988 in Book 7533, page 433, Register's Office of Davidson County, Tennessee.

Tract 4: Being Lot No. 42 on the Plan of Pageot Plan of Fairfield, as of record in Book 21, page 82, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Said Lot No. 42 fronts 50 feet on the south side of Sycamore or Willow Street and extends back between parallel lines, 170 feet more or less, to an alley.

Being the same property conveyed to Willow Development Company, Inc. by Quitclaim Deed from Paul N. Sullivan and Joe B. Sullivan, Jr. dated May 3, 1988 and filed for record May 3, 1988 in Book 7533, page 425, Register's Office of Davidson County, Tennessee.

Tract 5: Being Lot No. 41 on the Plan of Pageot's Fairfield Village Plan of Lots, as of record in Plan Book 1, page 135 and Book 21, page 82, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Said Lot No. 41 fronts 60 feet on the southerly side of Willow formerly Sycamore Street, and runs back between parallel lines, 170 feet more or less to an alley.

Being the same property conveyed to Willow Development Company, Inc. by Quitclaim Deed from Paul N. Sullivan and Joe B. Sullivan, Jr. dated May 3, 1988 and filed for record May 3, 1988 in Book 7533, page 427, Register's Office of Davidson County, Tennessee.

Tract 6: Being Lot No. 40 on the Plan of Pageot's Fairfield Village Plan of Lots, as of record in Plan Book 1, page 135 and Book 21, page 82, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Said Lot No. 40 fronts 60 feet on the southerly side of Willow formerly Sycamore Street, and runs back between parallel lines, 170 feet more or less to an alley.

Being the same property conveyed to Willow Development Company, Inc. by Quitclaim Deed from Paul N. Sullivan and Joe B. Sullivan, Jr. dated May 3, 1988 and filed for record May 3, 1988 in Book 7533, page 427, Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property is known as 292 Hermitage Avenue (Tract 3) and unimproved property known as 290 Hermitage Avenue (Tract 1) 290 Hermitage Avenue (Tract 2), 63 Willow Street (Tract 4), 65 Willow Street (Tract 5) and 0 Willow Street (Tract 6), Nashville, TN 37210.

IN WITNESS WHEREOF, the Grantor has hereunto set its signature on this the 6th day of June, 2013.

WILLOW DEVELOPMENT COMPANY, INC.

By: Frank Q. Sullivan
Frank Q. Sullivan, President

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 FRANK Q. SULLIVAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged him/herself to be the President of Willow Development Company, Inc., the within named bargainor, a Tennessee corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as such President.

Witness my hand and official seal this 6th day of June, 2013.

Vicki Greer
Notary Public

My Commission Expires: 01/09/2016

VICKI GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 01/09/2016

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0.

Terrill W. Carrigan
Affiant

Sworn to and subscribed before me this 28th day of June, 2013.

Mary F. Atcheson
Notary Public

My Commission Expires:

MARY F. ATCHESON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: 11/05/2014

Certificate of Authenticity

I, Emily Hopkins, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Mary F. Atcheson, a notary public for this county and state, Emily Hopkins who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mary F Atcheson

Notary's Signature

My Commission Expires: 11/09/14.

Notary's Seal (If on paper)

MARY F. ATCHESON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES
11/09/2014