| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| **Julian C. Nall**<br>**101 Lexington Court**<br>**Nashville, TN 37215** | **Map/Parcel 092-11-0-293.00** | **SAME** |
| This instrument prepared by: Bradley Arant Boult Cummings LLP<br>1600 Division Street, Suite 700, Nashville, TN 37203 | | |

## QUITCLAIM DEED

WHEREAS, Christine P. Nall, Trustee of the Christine P. Nall Living Trust dated January 19, 1999, as amended and restated on September 6, 2007, as further amended and restated on October 26, 2010 (the "Trust") was the owner of certain property located and known as 337 21st Avenue North, Nashville, Davidson County, Tennessee as set out in **Book 11583, page 688**, Register's Office for Davidson County, Tennessee, and being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property"); and

WHEREAS, Christine P. Nall died on June 11, 2013 and pursuant to section 3.03 of the Trust agreement, following the death of Christine P. Nall, Julian C. Nall and Sallie Long-Frazer were appointed as successor co-trustees.

WHEREAS, Julian C. Nall and Sallie Long-Frazer accepted there appointment as as Co-Trustee of the Trust pursuant to that certain Appointment of Co-Trustee of Living Trust dated June 28, 2013; and

BILL GARRETT, Davidson County
Trans:T20130108031 DEEDQC
Recvd: 12/31/13 11:45 4 pgs
Fees:22.00 Taxes:0.00
20131231-0131183

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 30th day of December, 2013.

CAROL A. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

Notary Public
My Commission Expires: 6-21-16

7/3303868.1

WHEREAS, pursuant to the terms of the Trust and that certain Nonjudicial Settlement Agreement dated December 27, 2013, all right, title and interest in the Property was to be conveyed to Julian C. Nall.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **JULIAN C. NALL AND SALLIE LONG-FRAZER, CO-TRUSTEES OF THE CHRISTINE P. NALL LIVING TRUST DATED JANUARY 19, 1999, AS AMENDED AND RESTATED ON SEPTEMBER 6, 2007, AS FURTHER AMENDED AND RESTATED ON OCTOBER 26, 2010** (the "Grantors"), by these presents hereby transfer, assign, and quitclaim to **JULIAN C. NALL** (the "Grantee"), Grantee's heirs and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated herein by referenced (the "Property").

This is improved property known as **337 21st Avenue North, Nashville, TN 37203.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 27th day of December, 2013.

**Julian C. Nall, Co-Trustee of the Christine P. Nall Living Trust dated January 19, 1999, as amended and restated on September 6, 2007, as further amended and restated on October 26, 2010**

**Sallie Long-Frazer, Co-Trustee of the Christine P. Nall Living Trust dated January 19, 1999, as amended and restated on September 6, 2007, as further amended and restated on October 26, 2010**

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 **JULIAN C. NALL,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he is a Co-Trustee of the Christine P. Nall Living Trust dated January 19, 1999, as amended and restated on September 6, 2007, as further amended and restated on October 26, 2010, and that he, as said Co-Trustee of the Trust has executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 27 day of December, 2013.

Notary Public

My Commission Expires:

10/31/17

BRIAN S. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires OCT. 31, 2017

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 **SALLIE LONG-FRAZER,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she is a Co-Trustee of the Christine P. Nall Living Trust dated January 19, 1999, as amended and restated on September 6, 2007, as further amended and restated on October 26, 2010, and that she, as said Co-Trustee of the Trust has executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 27 day of December, 2013.

Notary Public

My Commission Expires:

10/31/17

BRIAN S. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires OCT. 31, 2017

## EXHIBIT A

**(Legal Description of the Property)**

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 127 of Block 10, Murphy Land Company's Division "B", as of record in Book 161, page 126, Register's Office for Davidson County, Tennessee, which plan of said land divided into blocks, but not into lots.

According to an unregistered copy of a survey of said Blocks divided into Lots, said Lot No. 127, Block 10, fronts 50 feet on the west side of 21st Avenue North, and runs back between parallel lines, parallel to and 206 feet north of the north margin or Murphy Avenue, 168 feet to an alley.

TRACT II:

Land in Davidson County, Tennessee, being Lot No. 126 of Block 10, Division "B" of the Murphy Land Company's Property, as of record in Book 161, page 126, Register's Office for Davidson County, Tennessee, showing the same divided into blocks, but does not show the blocks subdivided into small lots.

According to a printed copy of an unregistered plan subdividing said blocks into small lots, said Lot No. 126, fronts 50 feet on the westerly side of 21st Avenue North, formerly Vanderbilt Avenue, and runs back between parallel lines, parallel with and 156 feet north of the northerly margin of Murphy Avenue, 168 feet to an alley.

Being the same property conveyed to Christine P. Nall, Trustee of the Christine P. Nall Living Trust dated January 19, 1999, by deed from Christine Poole Nall, of record in Book 11583, page 689, Register's Office for Davidson County, Tennessee, the said Christine P. Nall having since died and subsequent co-trustees having been named pursuant to the terms of the Christine P. Nall Living Trust dated January 19, 1999, as amended and restated on September 6, 2007, as further amended and restated on October 26, 2010.