BILL GARRETT, Davidson County
Trans:T20140010562 DEEDQC
Recvd: 02/13/14 12:59 3 pgs
Fees:17.00 Taxes:0.00
20140213-0012881

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

25585-1
Box #14

ADDRESS NEW OWNERS:
John B. Kohl Living Trust
U/A/D December 22, 2009
6408 Harding Road
Nashville, Tennessee 37205

SEND TAX BILLS TO:
"New Owner"

MAP-PARCEL NOS.
09310018400

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, BEVERLY A. LARSON, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto JOHN B. KOHL and HELEN H. KOHL, Trustees of the JOHN B. KOHL LIVING TRUST U/A/D DECEMBER 22, 2009, (hereinafter referred to as the "Grantees"), their heirs, successors and assigns, all of Grantor's interest in certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows: to-wit:

Tract I:

LAND in the 19th Councilmanic district of Nashville, Davidson County, Tennessee, being part of lots 24, 46 and 47 on the Plan of **Subdivision of Lot 24 – Wilson Springs Plan,** recorded in Book "G", Page 230, Chancery Court for said county and more particularly described as follows:

BEGINNING at a building corner in the easterly right of way of 7th Avenue South, as now located, approximately 188.3 feet southeasterly from the right of way of Korean Veterans Boulevard;
Thence leaving the east right of way of 7th Avenue South, N 67° 018' 38" E, 60.21 feet to the West line of lot 48 shown on said plan;

Thence along Lots 47 and 48 S 31° 36' 53" E, 83.70 feet to the northerly right of way of Peabody Street;
Thence with said Peabody Street S 59° 29' 25" W, 24.40 feet to the intersection of said Peabody Street and the easterly right of way of 7th Avenue South;

Thence with said 7th Avenue South, along a curve to the right, having a radius of 43.54 feet, a distance of 56.40 feet;

Thence continuing with said 7th Avenue South, N 34° 10' 25" W, 51.57 feet to the point of beginning and containing 0.11 acre, more or less.

BEING the same property conveyed to John B. Kohl and Helen H. Kohl, Trustees of the John B. Kohl Living Trust U/A December 22, 2009 by deeds from The S. & C. Company, Inc., of record as Instrument No. 20131230-0130626 and 20131230-0130627, Register's Office for Davidson County, Tennessee.

Tract II:

LAND in the 19th Councilmanic district of Nashville, Davidson County, Tennessee, being part of Lot 48 on the Plan of **Subdivision of Lot 24 – Wilson Springs Plan,** recorded in Book "G", Page 230, Chancery Court for said county and more particularly described as follows:

Beginning in the North right of way of Peabody Street, approximately 269 feet west of the intersection of said Peabody Street and 6th Avenue South;

Thence along said Peabody Street, S 55° 44' 19" W, 9.92 feet to the East line of Lot 47 shown on said Plan;

Thence along Lots 47 and 48 N 31° 36' 53" W, 131.99 feet to an iron pin at the northwest corner of Lot 48;

Thence with said Lot 48 N 65° 33' 34" E, 9.99 feet;

Thence severing Lot 48 S 31° 36' 53" E, 125.40 feet to the point of beginning.

Said property was conveyed with the said Lot 47 in a deed recorded February 9, 1864 in Book 33, page 130, said Register's Office, and again in a subsequent deed recorded April 9, 1866 in Book 36, page106, said Register's Office. The next conveyance of Lot 47 which was recorded March 11, 1899 in Book 236, page 203, said Register's Office, failed to include the description of the said 10 foot strip, however, the parties hereto declare that the said 10 foot strip was and remains an appurtenance to the title and ownership of the said Lot 47 (which Lot 47 is a portion of the above described Tract I). The said property was conveyed to John B. Kohl and Helen H. Kohl, Trustees of the John B. Kohl Living Trust U/A December 22, 2009 by deeds from The S. & C. Company, Inc., of record as Instrument No. 20131230-0130626 and 20131230-0130627, Register's Office for Davidson County, Tennessee.

The above descriptions were derived from an ALTA Survey prepared by Patrick S. Coode, TNRLS# 855, dated December 13, 2013, File No. 213-124.

This deed has been executed and delivered to acknowledge that the undersigned or her predecessors in title have used the above described Tract II for access, including ingress and egress, to the property formerly owned by the undersigned which is located at 422 7th Avenue South, Nashville, T ennessee and more fully described in a deed recorded as Instrument No. 20131023-0110564, Register's Office for Davidson County, Tennessee (hereinafter the "422 Property"), pursuant to which the Grantees named herein acquired ownership of the 422 Property. The conveyance of the 422 Property was further described and corrected by Instrument of Correction recorded as Instrument No. 20140213-0012880, said Register's Office. This Quitclaim Deed has been executed and delivered to convey any interest held by the Grantor in the above described property, including without limitation, any interest which may have been acquired by the Grantor or her predecessors in title on account of the use and enjoyment of access rights over and across the above described property to reach the said 422 Property from Peabody Street. The undersigned confirms that the Grantor retains no interest in the above described property.

This is commercial property known as 424 7th Avenue South, Nashville, Tennessee.

This conveyance is subject to such restrictions, easements, and encumbrances as may appear of record.

IN WITNESS WHEREOF, this instrument has been executed this 13 day of February, 2014.

Beverly A. Larson, By: Bobby R. Long, Attorney Attorney-in-Fact
Beverly A. Larson, By: Bobby R. Long, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Bobby R. Long, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for Beverly A. Larson, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Beverly A. Larson for the purpose therein contained, by signing the name of Beverly A. Larson by himself as Attorney-in-Fact.

WITNESS my hand and official seal at Nashville, Tennessee, this 13 day of February, 2014.

Kimberly D. Hicks
Notary Public
My Commission Expires: 4-27-14

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this
13th day of February, 2014.

Jessica D. Puckett
Notary Public
My Commission Expires: Sept. 11th 2017

JESSICA D. PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY