QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 09/08/14 15:52 3 pgs
Fees:17.00 Taxes:0.00
20140908-0082197

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

Affiant

Subscribed and sworn to me on September 8, 2014.

NOTARY PUBLIC

My Commission Expires: 9-11-17

DIANNE R. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Rd., Suite 201
Nashville, Tennessee 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Metropolitan Government of Nashville and Davidson County P.O. Box 196300 Nashville, TN 37219	SAME	093-15-0 005.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Shirley Ann Holle and Susan Elaine Miller, Trustees of the Willo C. Tune Revocable Living Trust,, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto The Metropolitan Government of Nashville and Davidson County, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, and being part of Lot 45 on the Barrow Grove Plan as recorded in Book "S", Page 279, Register's Office for Davidson County, Tennessee.

Beginning at a P.K. nail in the Westerly margin of Fourth Avenue, South and the Northerly margin of Ash Street thence with the Northerly margin of Ash Street, South 43 degrees, 04 minutes, 08 seconds West 128.82 feet to an iron pin in the Northerly margin of Lafayette Street; Thence North 85 degrees, 29 minutes, 54 seconds, West 57.41 feet to an iron pin; thence North 45 degrees, 53 minutes, 18 seconds West 17.53 feet to an iron pin; Thence North 43 degrees, 54 minutes, 16 seconds, East 164.69 feet to an iron pin; Thence South 46 degrees, 33 minutes, 55 seconds, East 60 feet to the point of beginning.

Being the same property conveyed by Quitclaim Deed from Margaret Butrum Davitt to Margaret Ann Davitt, as to an additional fourteen percent (14%) interest in and to the Grantors one-third (1/3rd) undivided interest as recorded on the 19th day of June, 2012 in Instrument No. 20120619-0053723; Quitclaim Deed from Margaret Butrum Davitt to Margaret Ann Davitt, as to a fourteen percent (14%) interest in and to the Grantors one-third (1/3rd) undivided interest as recorded on the 15th day of December, 2011 in Instrument No. 20111215-0097931; Executors' Quitclaim Deed from Margaret Ann Davitt, Executor of the Estate of Ann Redding Butrum Tune, deceased to Margaret Butrum Davitt as recorded on the 26th day of August, 2010 in Instrument No. 20100826-0067510; Quitclaim Deed from Willo C. Tune, Trustee U/A/D May 5, 1994 of the Tune Joint Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto to Willo C. Tune, Trustee U/A/D July 22, 2001 of the Tune Residuary Trust and any Successors in Trust as recorded on the 26th day of March, 2002 in Instrument No. 20020326-0036828; Quitclaim Deed from Willo C. Tune, Executor for the Estate of William N. Tune to Willo C. Tune, Trustee U/A/D May 5, 1994 of the Tune Joint Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto as recorded on the 26th day of March, 2002 in Instrument No. 20020326-0036827; Quitclaim Deed from Walter C. Tune, Jr. to William Nickel Tune as recorded on the 7th day of March, 1997 in Deed Book 10373, Page 250 and Deed from W. J. J. Yarbrough and wife, Mrs. Mary W. Margaret Yarbrough to August Nickel as recorded on the 6th day of November, 1915 in Deed Book 481, Page 96, in the Register's Office of Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on September 8, 2014.

The Willo C. Tune Revocable Living Trust:

By: Shirley Ann Holle
Shirley Ann Holle, Trustee

By: Susan Elaine Miller
Susan Elaine Miller, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Shirley Ann Holle and Susan Elaine Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the persons described in the foregoing instrument, and who, upon oath, acknowledged themselves to be Trustees of the Willo C. Tune Revocable Living Trust, the within named bargainor, and that they as such Trustees executed the foregoing instrument for the purposes therein contained, by signing for the Willo C. Tune Revocable Living Trust by themselves as Trustees.

WITNESS MY HAND AND OFFICIAL SEAL, this the 8th day of September, 2014.

Dianne R. Sims
Notary Public

My commission expires: 9-11-17

DIANNE R. SIMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, 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 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, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017