THIS INSTRUMENT PREPARED BY:
Mark H. Westlake
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South, Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

BILL GARRETT, Davidson County
Trans:T20140086320 DEEDQC
Recvd: 11/17/14 09:55 3 pgs
Fees:17.00 Taxes:0.00
20141117-0105652

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is None

John W. Moore, Jr.
AFFIANT

Subscribed and sworn to before me, this 4th day of November, 2014.

Notary Public

My Commission Expires: 3-7-17

SANDRA J. HEDRICK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES March 7, 2017

Address New Owners As Follows:
John W. Moore, Jr.
5942 Post Road
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Numbers:
091 12 0 298.0

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **JOHN W. MOORE, JR. and BRENDA WRIGHT MOORE** ("Grantors") whose address is 5942 Post Road, Nashville, TN 37205, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, and quitclaims all her interest in the following property to **BRENDA WRIGHT MOORE, JOHN W. MOORE, JR., ELIZABETH M. KELTNER and TOM PRICE,** as Co-Trustee and the successors of the **JOHN W. MOORE, JR. AND BRENDA WRIGHT MOORE COMMUNITY PROPERTY TRUST WITH REMAINDER FOR ELIZABETH KELTNER** dated the 4th day of November, 2014 with full power to sell, mortgage, lease and convey without joinder of any beneficiary, a certain tract or parcel of land in Davidson County, State of

Tennessee, described as follows:

Parcel #1

Beginning at a point in the north line of Indiana Avenue, unimproved, twenty (20.0) feet eastwardly from a point in the centerline of the L&N RR's West Nashville Branch at Station 88+60; thence northwestwardly along a line twenty (20.0) feet eastwardly from and parallel to the centerline of said West Nashville Branch the following courses and distances; North 26° 23' 54" West, one hundred two and ninety-four hundredths (102.94) feet; North 20° 19' 05" West, one hundred and eighty-six hundredths (100.86) feet; North 16° 06' 46" West, one hundred and thirteen hundredths (100.13) feet; North 14° 46' West, fifty-four and forty-two hundredths (54.42) feet to a point in the south line of Illinois Avenue, unimproved' thence North 76° 22' 55" East, along the south line of said Illinois Avenue, unimproved, a distance of three hundred eighteen and twelve hundredths (318.12) feet to a point in the west line of 42nd Avenue, North, unimproved; thence South 13° 37' 05" East along the west line of said 42nd Avenue North, unimproved, a distance of three hundred five (305.0) feet to a point in the northeast corner of a cemetery; thence South 76° 22' 55" West along the north line of said cemetery fifty (50.0) feet to a point; thence South 13° 36' 05" East, along the west line of said cemetery fifty (50.0) feet to a point in the north line of said Indiana Avenue, unimproved; thence South 76° 22' 55" West, along the north line of said Indiana Avenue, unimproved, a distance of two hundred twenty-eight and thirteen hundredths (228.13) feet to the point of beginning, containing 2.435 acres, more or less.

Parcel #2

Beginning at a point at the intersection of the west line of 42nd Avenue North, unimproved with the north line of Illinois Avenue, unimproved, said point being fifty (50.0) feet North 13° 37' 05" West from the northeast corner of Parcel #1 hereinabove described; thence South 76° 22' 55" West along the north line of Illinois Avenue, unimproved, a distance of three hundred nineteen (319.0) feet to a point twenty (20.0) feet eastwardly from a point in the centerline of the L&N RR's West Nashville Branch; thence northwardly along a line twenty (20.0) feet eastwardly from and parallel to the centerline of said West Nashville Branch the following courses and distances: North 14° 35' 49" West, ninety-six and fourteen hundredths (96.14) feet; North 23° 28' 02" West, one hundred (100.0) feet; North 23° 28' 47" West, seventy-eight and sixty nine hundredths (78.69) feet; North 27° 31' 26" West, eighty-three and twelve hundredths (83.12) feet to a point in the south line of Michigan Avenue, unimproved; thence North 76° 22' 55" East, along the south line of said Michigan Avenue, unimproved, a distance of three hundred sixty-two and thirty-nine hundredths (362.39) feet to a point in the west line of 42nd Avenue, North, unimproved; thence South 13° 37' 05" East along the west line of said 42nd Avenue, North, unimproved, a distance of three hundred fifty-four (354.0) feet to the point of beginning, containing 2.699 acres, more or less.

Additional Property

All land and area of former streets and right of ways intersecting or abutting the foregoing property which were closed by Metropolitan Council Bill 086-1490 adopted December 17, 1986.

Being the same property conveyed to John W. Moore, Jr. by warranty deed dated February 23rd, 1987 from John B. Arlt, Jr. of record in Book 7159, Page 603, RODC.

Being the same property conveyed to JOHN W. MOORE, JR. and BRENDA WRIGHT MOORE, as tenants by the entireties, by deed dated Nov. 4, 2014 of record as instrument number: 20141106-0102747 in said Register's Office, Davidson County, Tennessee

This property is improved property known as 805 42nd Avenue North, Nashville, TN37209.

WITNESS our hands effective the 4th day of November 2014

JOHN W. MOORE, JR.
Grantor

BRENDA WRIGHT MOORE
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN W. MOORE, JR., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of November, 2014.

Notary Public

My Commission Expires: 3-7-17

ANDRA J. HEDRICK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES
March 7, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENDA WRIGHT MOORE, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of November, 2014.

Notary Public

My Commission Expires: 3-7-17

ANDRA J. HEDRICK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES
March 7, 2017