BILL GARRETT, Davidson County
Trans:T20140096327 DEEDQC
Recvd: 12/26/14 09:19 8 pgs
Fees:42.00 Taxes:0.00
20141226-0117781

THIS DOCUMENT PREPARED BY: **JEFFREY MOBLEY, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is NONE. **Sally J. Wehby, Affiant** Subscribed and sworn to before me, this 17th day of December, 2014. **Notary Public** My Commission Expires: JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES: March 3, 2015

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Charles T. Wehby & Sally J. Wehby, Trustees 3901 Ivy Drive Nashville, Tennessee 37216	SAME	093 13 0 580.00 092 10 0 259.00 092 10 0 264.00 092 10 0 265.00 092 10 0 266.00 092 10 0 267.00 092 10 0 267.01 092 10 0 267.02

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **Charles T. Wehby, Trustee of The Charles T. Wehby Revocable Living Trust, established by the Revocable Trust Agreement of Charles T. Wehby, dated December 2, 1997 (the "Grantor")**, hereby remise, release and quitclaim to **Charles T. Wehby and/or Sally J. Wehby, Trustees of The Charles & Sally Wehby Living Trust, established by the Revocable Trust Agreement of Charles T. Wehby and Sally J. Wehby dated December 17, 2014**, hereinafter called the Grantees, and to the Grantees'

successors in trust and assign, with full power to sell, transfer, mortgage and convey without the signature of any beneficiary, all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 17th day of December, 2014.

Charles T. Wehby, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles T. Wehby, Trustee, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand at office, this 17th day of December, 2014.

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary Public

EXHIBIT A

Legal Description

Map & Parcel: 093 13 0 580.00
Property Address: 404 12th Avenue South, Nashville, Tennessee 37203

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being a tract of land in the 19th Councilmanic District, Davidson County, Tennessee. Being Lot 3 of Nashville Urban Venture, LLC Final Plat recorded as Instrument Number 20090501-0039790, Register's Office Davidson County, Tennessee , as more particularly described therein.

Being the same property conveyed to Charles T. Wehby, Trustee of The Charles T. Wehby Revocable Living Trust dated December 2, 1997, by deed from Nashville Urban Venture, LLC and C. Mark Carver, Trustee, of record as Instrument No. 20090526-0048355, Register's Office for Davidson County, Tennessee.

This property is subject to an Access Easement of record as Instrument No. 20130923-0099797, Register's Office for Davidson County, Tennessee.

This is improved property known as 404 12th Avenue South, Nashville, Tennessee 37203.

Map & Parcels: 092 10 0 259.00
092 10 0 264.00
092 10 0 265.00
092 10 0 266.00
092 10 0 267.00
092 10 0 267.01
092 10 0 267.02
Property Address: 510 27th Avenue North, Nashville, Tennessee 37209

Tract 1:
Being a tract of land lying in Nashville, Davidson County, Tennessee, also being part of Lots 3 and 4 on M.S. Pilcher's Resubdivision of Block "D" of M.B. and M.S. Pilcher's Resubdivision of Part of the Barrow Land of record in Plat Book 57, Page 151 and being more particularly described as follows:

Beginning at an existing iron rod on the southerly right-of-way line of Delaware Avenue, 50 feet in width, at a corner common with the property conveyed to Jose M. Orellana of record in Instrument number 20060131-0012055 at the Register's Office for Davidson County, Tennessee;

Thence with the southerly right-of-way line of Delaware Avenue, South 82 deg 51 min 24 sec East, 34.00 feet to an existing iron rod at a corner common with the property conveyed to Booker T. Anderson of record in Book 9270, Page 428;

Thence leaving the southerly right-of-way line of Delaware Avenue with the westerly property line of Booker T. Anderson, South 05 deg 46 min 35 sec West, 150.58 feet to an existing iron rod on the northerly right-of-way line of Alley Number 945, 16 feet in width;

Thence with the northerly right-of-way line of Alley Number 945, North 82 deg 50 min 19 sec West, 34.00 feet to an existing iron rod at a corner common with said property of Jose M. Orellana;

Thence with the easterly property line of said Orellana, North 05 deg 46 min 35 sec East, 150.57 feet to the point of beginning; containing 5, 118 square feet or 0.118 acres more or less.

Tract 2:
Being a tract of land lying in Nashville, Davidson County, Tennessee, also being all of Lots 11-16 and parts of Lots 17-21 on M.S. Pilcher's Resubdivision of Block "D" of M.B. and M.S. Pilcher's Resubdivision of Part of the Barrow Land of record in Plat Book 57, Page 151 and being more particularly described as follows:

Beginning at an existing iron rod at the intersection of the easterly right-of-way line of 28th Avenue North, 50 feet in width and the southerly right-of-way line of Alley Number 945, 16 feet in width;

Thence leaving the easterly right-of-way line of 28th Avenue North with the southerly right-of-way line of Alley Number 945, South 82 deg 50 min 19 sec East, 441.46 feet to an existing iron rod on the westerly right-of-way line of a railroad;

Thence with the westerly railroad right-of-way line, South 56 deg 49 min 13 sec West, 324,59 feet to an existing iron rod at the center of Felicia Street, 50 feet in width and closed by Ordinance Number 79-1477;

Thence with the center of said Felicia Street, South 78 deg 45 min 13 sec West, 109.71 feet to an existing iron rod on the easterly right-of-way line of said 28th Avenue North;

Thence with the easterly right-of-way line of 28th Avenue North for the following two calls:

1) North 14 deg 27 min 47 sec West, 246.10 feet to an existing iron rod;
2) North 09 deg 47 min 08 sec East, 16.00 feet to the point of beginning; containing 61,486 square feet or 1.412 acres more or less.

The aforesaid FIRST AND SECOND TRACTS together comprising the same property conveyed to Charles T. Wehby, Trustee of The Charles T. Wehby Revocable Living Trust dated December 2, 1997, by deed from Crosland Tennessee, LLC, of record as Instrument No. 20080214-0015102, Register's Office for Davidson County, Tennessee.

Tract 3:
Land in Davidson County, Tennessee, described as follows:

Being the west 24 feet of Lot No. 3 and the east 10 feet of Lot No. 4, Block "D" of M.B. and M.S. Pilcher's Resubdivision of part of the Barrow Land, a plan of said Barrow Land being of record on page 68 of Plan Book 1 of the Chancery Court, a plan of said resubdivision being of record in Book 57, page 91, and an amended plan of Block "D" being of record in Book 57, page 151.

Said parts of Lots 3 and 4 front together 34 feet on the south side of Delaware formerly Short or Craft Street, and run back between parallel lines, 150 feet to an alley.

Tract 4:
A parcel of land located in Block "D" in M.S. and M.B. Pilcher's Resubdivision of Block "D" recorded in Book 57, pages 91 and 151, of said Register's Office, and being that part of Lots 16, 17, 18, 19, 20, and 21 in said Block "D" that lie north of a line 40 feet northerly from and parallel to the center line of the main tract of the Tennessee Central Railway as then located.

Tract 5:
Land in Davidson County, Tennessee, being parts of Lots Nos. 12 and 13, all of 14, and part of 15 on the Plan of M.S. Pilcher's Resubdivision of Block "D" in M.B and M.S. Pilcher's Subdivision of part of the Barrow property as of record in Book 57, page 151, Register's Office for said County, described according to a survey made by Hickerson & Hickerson, Engineers, as follows:

Beginning at an iron pin on the easterly margin of 28th Avenue North, 119 feet southerly from the southeast corner of said Avenue and 16 foot alley, said alley being the first alley north of the Tennessee Central Railroad, said point being also in an old stone wall located in the southern boundary line of the property conveyed to Frances K. Knight and established by the said Frances K. Knight et al by property line agreement; thence with said old stone wall in said established line, North 73 deg. 30' East 120.5 feet to an iron pin in the westerly margin of a 12 foot alley; thence with same South 18 deg. 30' East 100 feet to an iron pin; thence with an old established wire fence South 73 deg. 30' West 124 feet to an iron pin in the easterly margin of 28th Avenue North; thence with same North 16 deg. 30' West 100 feet to the beginning.

Included in the above description, but excluded from the within conveyance is that portion of the property lying southerly of the boundary line between the properties known as 502 and 504 28th Avenue North, as shown on the Plat of record in Book 4040, page 700, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Tract 6:
Land in Davidson County, Tennessee, being parts of Lots 12, 13, all of 14, and part of Lot No. 15 on the Plan of M.S. Pilcher's Re-Subdivision of Block "D" in M.B. and M.S. Pilcher's Subdivision of part of the Barrow property as of record in Book 57, page 151, Register's Office for said County, described according to a survey made by Hickerson & Hickerson, Engineers, as follows:

Beginning at an iron pin on the easterly margin of 28th Avenue North, 119 feet southerly from the southeast corner of said Avenue and 16 foot alley, said alley being the first alley north of the Tennessee Central Railroad, said point being also in an old stone wall located in the southern boundary line of the property conveyed to Frances K. Knight and established by the said Frances K. Knight, et al by property line agreement; thence with said old stone wall and said established line, North 73 deg. 30' East 120.5 feet to an iron pin in the westerly margin of a 12 foot alley; thence same South 18 deg. 30' East 100 feet to an iron pin; thence with an old established wire fence South 73 deg. 30' West 124 feet to an iron pin in the easterly margin of 28th Avenue North; thence with same North 16 deg. 30' West 100 feet to the beginning.

Included in the above description, but excluded from the within conveyance is that portion of the property lying northerly of the boundary line between the properties known as 502 and 504 28th Avenue North, as shown on the Plat of record in Book 4040, page 700, Register's Office for Davidson County, Tennessee, to which reference is made.

Tract 7:
Being a part of Lot No. 15, M.S. Pilcher's Re-Subdivision of Block "D" in M.B. & M.S. Pilcher's Subdivision of part of the Barrow Property as of record in Book 57, page 151, said Register's Office, and a part of Felicia Street, closed by Ordinance 66.908 and described according to survey made by Barge-Waggoner & Summer, Inc., as follows:

Beginning in the east margin of 28th Avenue North, at a point in the center of Felicia Street, closed thence with said Avenue, North 16 deg. 58' West 41.93 feet; thence along an old fence line, North 73 deg. 30' East 111.64 feet to the west margin of an alley; thence with said alley South 13 deg. 38' East 22.20 feet; thence along the north margin of Felicia Street, closed, North 76 deg. 15' East 6 feet; thence South 13 deg. 38' East 24.27 feet to a point in the north margin of the Tennessee Central Railroad right-of-way; thence with said right-of-way South 54 deg. 19' West 2.03 feet; thence leaving said right-of-way and with the center of Felicia Street, closed, South 76 deg. 15' West 113.17 feet to the beginning.

Tract 8:
Land in Davidson County, Tennessee, being Parts of Lots Nos. 11 and 12 on the Map of M.S. & M.B. Pilcher's Subdivision, of record in Book 57, Page 151, Register's Office for said County, and described as follows:

Beginning at the northwest corner of Lot No. 11, being the southeast intersection of 28th Avenue North and Benson Avenue, formerly an alley; thence with the margin of Benson Avenue easterly 128 feet to the westerly margin of an alley; thence with the margin of said alley southerly 21 feet 3 inches to a point; thence southwesterly 124 feet more or less to the easterly margin of 28th Avenue North, which point is 19 feet 6 inches north of the corner of Lots 12 and 13; thence with the margin of 28th Avenue North, northerly 53 feet 6 inches to a turn in said Avenue, and continuing with the same, northerly 16 feet to the point of beginning.

Tract 9:
Land in Davidson County, Tennessee, being parts of Lots Nos. 11, 12, and 13 on the Plan of M.S. Pilcher's Resubdivision of Block "D" in M.B. and M.S. Pilcher's Subdivision of part of the Barrow Property, as of record in Book 57, page 151, Register's Office for said County, described as follows:

Beginning on the easterly margin of 28th Avenue North at a point 69.5 feet south of the southerly margin of the first alley north of Felicia Street, being the southwest corner of the property conveyed to E.J. Thornton and wife, by deed from Miss Flora Gray, of record in Book 1640, page 243, said Register's Office; thence with Thornton's southerly line eastwardly 123.3 feet to an iron pin, 21 feet 3 inches south of the southerly margin of said alley; thence with said alley southwardly 56.66 feet to an iron pin in the northeast corner of the property conveyed to Calvin Toler by deed from Ida Bennett, of record in Book 1250, page 216, said Register's Office; thence with Toler's northerly line westwardly 118.4 feet to an iron pin in the easterly margin of 28th Avenue North; thence with said Avenue northwardly 56.66 feet to the beginning.

The aforesaid THIRD, FOURTH, FIFTH, SIX, SEVENTH, EIGHTH AND NINTH TRACTS together comprising the same property conveyed to Charles T. Wehby, Trustee of The Charles T. Wehby Revocable Living Trust dated December 2, 1997, by deed from Crosland Tennessee, LLC, of record as Instrument No. 20080214-0015103, Register's Office for Davidson County, Tennessee.

The above-reference property is subject to the Boundary Line Agreement of record in Book 4040, page 696.

This is improved property known as 510 27th Avenue North, Nashville, Tennessee 37209.
