BILL GARRETT, Davidson County
Trans:T20140097057 DEEDQC
Recvd: 12/30/14 09:01 5 pgs
Fees:27.00 Taxes:0.00
20141230-0118676

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY, atty.
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF FLORIDA)
COUNTY OF BROWARD)

The actual consideration for this transfer is NONE.

Louise M. Pailet
Affiant

Subscribed and sworn to before me, this 19 day of December, 2014.

Luis Miguel Roldán
Notary Public

My Commission Expires:
Aug. 19, 2018

LUIS MIGUEL ROLDAN * COMMISSION NUMBER FF 152426 EXPIRES Aug 19, 2018 BONDED THRU 1st FLORIDA NOTARY, LLC * Notary Public, State of Florida

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers:
Theodore H. Pailet, et al. 1906 CHET ATKINS Blvd Office #101 Nashville, TN 37212	SAME	Map 092-16-0 Parcels 263, 264 & 269

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, I, Louise M. Pailet, hereby remise, release and quitclaim unto Theodore H. Pailet and to Evergreen Land Company, a Tennessee corporation, in equal shares, as tenants-in-common, their respective heirs, successors and assigns, all of my right, title and interest in the tract of land described on Exhibit A attached hereto. Exhibit A is incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 19 day of December, 2014.

Louise M. Pailet

Louise M. Pailet

STATE OF FLORIDA)
COUNTY OF BROWARD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Louise M. Pailet, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19 day of December, 2014.

Luis Miguel Roldán

Notary Public

My Commission Expires: Aug. 19, 2018



EXHIBIT A

Legal Description

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

Tract 1:

Being Lots Nos. 229 and 230 in O. B. Hayes' Second Plan of Small Lots, as of record in Plan Book 1, page 81. Chancery Court at Nashville, and described together, according to the survey of E. L. Miller, Jr. & Co. dated November 20, 1962, and designated as Job No. 153-62, as follows:

Beginning at an iron pin set at the southwesterly corner of the intersection of 19th Ave., South, formerly Laura Street, and a sixteen foot alley, the said corner being the northeasterly corner of Lot No. 229; thence, with the westerly margin of the westerly sidewalk of 19th Ave, So., South 5 degrees East, 154..4 feet to an iron pin set in the said margin of the said sidewalk at the northeasterly corner of Lot No. 231, the same being the southeasterly corner of Lot No. 230; thence, westerly, with the common boundary of the said Lots Nos. 230 and 231, 166.0 feet to a spike set in the easterly margin of a 16 foot alley (the said alley intersecting South Street at an approximate right angle), the said spike being the northwesterly corner of Lot No. 231; thence, with said margin of said alley, northerly 3.5 feet to a spike set in the southeasterly margin of a 16 foot alley (the said alley running in a generally southwesterly--northeasterly direction); thence with the southeasterly margin of the said alloy, last identified, northeasterly, 226.5 feet to the point of beginning.

Tract 2:

Being Lots Nos. 235 and 236 in O. B. Hayes' Second Plan of Small Lots, as of record in Plan Book 1, page 81, Chancery Court at Nashville, and described together, according to the survey of E. L. Miller, Jr. & Co. dated November 20, 1962, and designated as Job No. 153-62. as follows:

Beginning at an iron pin set at the northwesterly corner of the intersection of South Street and a 16 foot alley, the said corner being the southeasterly corner of Lot No. 235; thence, with the northerly margin of the northerly sidewalk of South Street, South 86 degrees 00 minutes west, 100 feet to an iron pin set in the said margin of said sidewalk, the said iron pin being the southwesterly corner of Lot No. 236 and the southeasterly corner of Lot No. 237; thence, northerly, with the common boundary of Lots Nos. 236 and 237, 97.5 feet to an iron pin set in the southeasterly margin of a 16 foot alley (the said alley running in a generally southwesterly--northeasterly direction), the said iron pin being the northwesterly corner of Lot· No. 236, and the northeasterly corner of Lot No. 237; thence, northeasterly, with the southeasterly margin of the above mentioned alley, 140.6 feet to a spike set at the southwesterly corner of the intersection of the said alley and another 16 foot alley, which runs generally north and south, the said spike being the~ northeasterly corner of Lot No. 235; thence, with the westerly margin of said alley, last identified, South 5 degrees 00 minutes East 189.1 feet, to the point of beginning.

Lots Nos. 229, 230 and 235 are a part of the property which was devised to Jacobs H. Doyle by the Will of Edward C. Doyle, deceased, of record in Will Book 51, page 377, in the office of the County Court Clerk for said County; and Lot No. 236 was conveyed to Jacobs H. Doyle by deed of Joseph H. Gilmore and wife, of record in Book 3071, page 439, Register's Office for said County.

This conveyance is expressly subject to the reservation, or qualification that in the event there should be any shortages in area or encroachments, or conflicts as to boundaries, my warranty herein shall be limited to the lands acquired by me under the conveyances or Will as set out above.

This conveyance is expressly subject to the following Exception:

Easement for 96 inch sewer shown as Sewer No. 161-A on plans in the office of the City Engineer of the City of Nashville. (This applies to Lot No. 229.)

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING OUT-CONVEYANCE by Deed of Correction dated April 20, 1970, and of record in Book 4414, Page 57, Register's Office of Davidson County, Tennessee.

A strip of land situated in the Tenth Ward of Metropolitan Nashville and Davidson County Tennessee, which is shown on a survey of John Kohl, Surveyor, dated December 10, 1969, which survey is attached hereto and made a part hereof, as the portion of the building on Lot 231, on the Plan of O.B. Hayes' Second Plan of Small Lots recorded in Plan Book 1, Page 81, Chancery Court at Nashville, which extends over the line between Lots 231 and 230 and encroaches on said Lot 230.

This strip of land is described as follows:

Beginning at a point in the line between Lots 230 and 231 which is 16 feet from the westerly margin of 19th Avenue, South; thence westerly along said line 26.5 feet to a point; thence northerly 1.4 feet; thence easterly 26.5 feet parallel to the line between Lots 230 and 231 to a point; thence southerly 1.4 feet to the point of beginning.

Being the same property conveyed to Howard Gardner by deed from Theodore H. Pailet, Albert G. Morris and Evergreen Land Company, of Record in Book 4414, Page 57, Register's Office of Davidson County, Tennessee.

Derivation Information:

Being the same property conveyed to Theodore H. Pailet and Albert G. Morris by deed from Jacobs H. Doyle and wife, Verla D. Doyle, of record Book 3498, page 603, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Evergreen Land Company, a Tennessee corporation, as to an one-fourth (1/4) undivided interest by deed from Albert G. Morris, of record Book 3812, page 855, Register's Office for Davidson County, Tennessee.

After this conveyance, the subject property was owned as tenants-in-common as follows:

Theodore H. Pailet	One-half (1/2)
Albert G. Morris	One-fourth (1/4)
Evergreen Land Company	One-fourth (1/4)

Albert G. Morris died on June 6, 1973, in Davidson County, Tennessee. His Last Will and Testament was duly-probated in Davidson County, Tennessee, and is of record in Will Book 107, page 342, of the office of the Probate Clerk for Davidson County, Tennessee.

The said Last Will and Testament of Albert G. Morris, deceased, devised all of his right, title and interest in the subject property to his wife, Dorothy H. Morris.

Dorothy H. Morris died on February 28, 1986, in Davidson County, Tennessee. Her Last Will and Testament was duly-probated in Davidson County, Tennessee, and is of record in Will Book 154, page 411, of the office of the Probate Clerk for Davidson County, Tennessee.

The said Last Will and Testament of Dorothy H. Morris, deceased, devised all of her right, title and interest in the subject property to her daughter, Louise M. Pailet.

After this conveyance, the subject property is owned as tenants-in-common as follows:

Theodore H. Pailet	Two-thirds (2/3)
Evergreen Land Company	One-third (1/3)

This is improved property known as 1906 Chet Atkins Place, Nashville, Tennessee 37212.