Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

repared by:
ecord and Return to:
apman & Rosenthal Title, Inc.
2 Richard Jones Rd., Ste 203-A
ashville, TN 37215

This Instrument Was Prepared By:
Edwin S. Pyle
2525 West End Avenue, Suite 1500
Nashville, TN 37203

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this conveyance is $0.

Affiant

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Subscribed and sworn to before me this 29th day of June, 2015.

Notary Public

My Commission Expires:

WTC

# QUITCLAIM DEED

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP/PARCEL NO. |
|---|---|---|
| **Dawn Nepp, Successor Trustee**<br>~~1920 Adelicia Street, Suite 300~~<br>~~Nashville, TN 37212~~<br>2000 Glen Echo Rd, Ste105<br>Nashville, TN 37215 | **SAME** | **Map/Parcel 145-00-0-152** |

**KNOW ALL MEN BY THESE PRESENTS,** that Edwin S. Pyle, Trustee of the 1709 Tyne Boulevard Land Title Trust Agreement U/A dated June 25, 2012, the "Grantor", for good and valuable consideration, the receipt and sufficiency of which is acknowledged, bargains, sells, quitclaims, transfers, and conveys unto **Dawn Nepp, Successor Trustee of the 1709 Tyne Boulevard Land Title Trust Agreement U/A dated June 25, 2012,** the "Grantee", all of Grantor's right, title, and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, more particularly described in **Exhibit "A"** attached and incorporated herein by this reference, the "Property".

This conveyance is subject to all limitations, restrictions, encumbrances, and other matters of record.

BILL GARRETT, Davidson County
Trans:T20150053204 DEEDQC
Recvd: 07/01/15 15:00 4 pgs
Fees:22.00 Taxes:0.00
20150701-0063850

This is improved property known generally as 1709 Tyne Boulevard, Nashville, Tennessee, 37215.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument this 10th day of June, 2015.



Edwin S. Pyle, Trustee of the 1709 Tyne Boulevard Land Title Trust Agreement U/A dated June 25, 2012

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public of said County and State, personally appeared Edwin S. Pyle, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Trustee U/A dated June 25, 2012, the within named bargainor, and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as such Trustee.

Witness my hand, at office, this 10th day of June, 2015.

Notary Public

My Commission Expires: 5/8/2017

SATENA SCOGGIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

## EXHIBIT A

## PROPERTY DESCRIPTION

Land in the 34th councilmanic district of Nashville, Davidson County, Tennessee, being Lot 2 on the Revised Blake Subdivision recorded in Instrument No. 20060607-0067539, Register's Office for said County and more particularly described as follows:

Beginning in the East right of way of Tyne Boulevard at the Northwest corner of Kimberly Estates, Section 2, recorded in book 5190, page 613, R.O.D.C.; thence along said Easterly right of way N 22° 31' E, 12.01 feet; Thence along a curve to the left, having a radius of 1457.39 feet, a distance of 88.14 feet; thence S 71° 55' 47" E, 10.0 feet; Thence along a curve to the left, having a radius of 1467.39 feet, a distance of 307.36 feet; thence N 83° 55' 47" W, 10 feet; Thence along a curve to the left having a radius of 1457.39 feet, a distance of 87.65 feet; thence leaving said right of way N 64° 00' 17" E, 172.55 feet; Thence S 85° 47' 09" E, 336.43 feet to an iron pin at the Northwest corner of Lot 3 on the Plan of Kimberly Estates, recorded in Book 5210, page 170, R.O.D.C.; thence with said Lot 3, S 25° 43' 23" W, 342.84 feet to an iron pin; Thence along the North line of said Kimberly Estates, Section 2, N 88° 42' W, 494.01 feet to the Point of Beginning, and containing 5.27 acres, more or less.

Being the same property conveyed to Edwin S. Pyle, Trustee of the 1709 Tyne Boulevard Land Title Trust Agreement U/A dated June 25, 2012 by deed from Robert Frank McAlpine and Hal G. Cato, as tenants in common, of record as Instrument No. 20120802-0068180, dated July 31, 2012, Register's Office for Davidson County, Tennessee.

This conveyance is subject to property taxes, all matters appearing on the map being Lot 2 on the Revised Blake Subdivision of record as Instrument No. 20060607-0067539, said Register's Office, and any and all restrictions and easements of record.