BILL GARRETT, Davidson County
Trans:T20150056290 DEEDQC
Recvd: 07/13/15 09:54 3 pgs
Fees:17.00 Taxes:0.00
20150713-0067594

This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Montgomery G. Turner, Sr. Turner & Associates Realty, Inc. P.O. Box 150326 Nashville, TN 37215	SAME	Map: 081-11 Parcels: 073, 075 & 108

THE PURPOSE OF THIS DEED IS TO CONSOLIDATE THREE TAX PARCELS INTO ONE TAX PARCEL.

WHEREAS, by instruments of record in Instrument No. 20150402-0028620 and Instrument No. 20150402-0028621, in the Register's Office for Davidson County, Tennessee, **MONTGOMERY G. TURNER, SR.** (the "Grantor") is the record owner of certain real properties in Nashville, Davidson County, Tennessee, identified on the official tax maps of the Property Assessor of Davidson County, Tennessee as Map and Parcel No. 081-11-073, Map and Parcel No. 081-11-075 and Map and Parcel No. 081-11-108 (collectively herein the "Properties"); and

WHEREAS, Grantor is executing this instrument solely for the purpose of conveying the Properties described on Exhibit "A", attached hereto and incorporated herein by reference, to Montgomery G. Turner, Sr. ("Grantee") as one combined parcel; and

WHEREAS, Grantor acknowledges that no ownership change has been made in conveying the Properties to Grantee; and

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor has bargained and sold, and by these presents does transfer, quitclaim, and convey unto the said Grantee, his heirs, successors, representatives, and assigns, all of Grantor's right, title, and interest in and to that certain land located in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein by reference.

WITNESS Grantor's hand, this 10th day of July, 2015.

MONTGOMERY G. TURNER, SR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, MONTGOMERY G. TURNER, SR., 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 10th day of July, 2015.

ANGELA C. HEERING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2016

NOTARY PUBLIC

My Commission Expires: 1/9/2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $0.00

Affiant

Subscribed and sworn before me this 10th day of July, 2015.

ANGELA C. HEERING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2016

NOTARY PUBLIC

My Commission Expires: 1/9/2016

EXHIBIT "A"
Legal Description

Tax Map 81-11, Parcels 73, 75 & 108 Combined

Land in the 21st council district of Davidson County, Tennessee, being bounded on the north by Buchanan Street, on the east by Dr. D.B. Todd Jr. Boulevard, south by Pamela Shields in Deed Book 10863, Page 712, as recorded in the Register's Office of Davidson County, Tennessee, and Nathaniel Woodruff in Deed Book 10843, Page 905, as recorded in the Register's Office of Davidson County, Tennessee, and on the west 21st Avenue North.

Commencing at the intersection of Buchanan Street and Dr. D.B. Todd Jr. Boulevard, Thence in a southwesterly direction 31 +/- feet, to a point at the southwest intersection of the margin of the two streets and also being the point of beginning for herein described land.;

Thence with the westerly margin of Dr. D.B. Todd Jr. Boulevard, S 18°18'14" E,
a distance of 216.33 feet, to an iron rod set at the northeast property corner of Pamela Shields in Deed Book 10863, Page 712, as recorded in the Register's Office of Davidson County, Tennessee,;

Thence leaving Dr. D.B. Todd Jr. Boulevard with Shields property, S 83°22'51" W, a distance of 105.68 feet to an iron rod set in the eastern property line of Nathaniel Woodruff in Deed Book 10843, Page 905, as recorded in the Register's Office of Davidson County, Tennessee.;

Thence with the easterly property line of Woodruff, N 09°42'36" W, a distance of 30.00 feet to an iron rod set at Woodruff northeast property corner.;

Thence with the northerly property line of Woodruff, S 85°44'23" W, a distance of 105.70 feet to an iron rod set on the easterly margin of 21st Avenue North.;

Thence with the easterly margin of 21st Avenue North, N 09°07'52" W, a distance of 209.14 feet, to a point on the southerly margin of Buchanan Street.;

Thence with the southerly margin of Buchanan Street, S 86°37'58" E, a distance of 181.00 feet, to the point of beginning, containing 40,513.421 square feet and having an area of 0.930 acres.

Being a survey conducted by Dale and Associates, in February 2015, under the supervision of Steven C. Matthews a registered land surveyor in the State of Tennessee, license number 2352.

Being the property conveyed to Montgomery G. Turner, Sr. from Jerry Poole by deeds of record in Instrument No. 20150402-0028620 and Instrument No. 20150402-0028621, Register's Office for Davidson County, Tennessee.