BILL GARRETT, Davidson County
Trans:T20150065411 DEEDQC
Recvd: 08/06/15 14:51 3 pgs
Fees:17.00 Taxes:0.00
20150806-0078561

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** **CRT File: 15064439**	STATE OF TENNESSEE COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 21st day of July, 2015. Notary Public My Commission Expires:

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

QUITCLAIM DEED

Address New Owner: Katie H. Gambill, Trustee 1418 Chickering Road Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: 14405000800

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Benjamin S. Gambill, Jr., as Trustee of the Benjamin S. Gambill, Jr. 2-Year Qualified Personal Residence Trust under agreement dated December 31, 2012, an undivided Fifty Percent (50%)** hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey unto **Katie H. Gambill, as Trustee of the Continuation Trust under the Benjamin S. Gambill, Jr., 2-Year Qualified Personal Residence Trust under Agreement dated December 31, 2012 an undivided Fifty Percent (50%) and Benjamin S. Gambill, Jr., as Trustee of the Benjamin S. Gambill, Jr. 3-Year Qualified Personal Residence Trust under agreement dated December 31, 2012, an undivided Fifty Percent (50%)** its heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

A tract of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being part of Block "J" on the Map of Belle Meade Subdivision No. 2, of record in Book 421, Page 51, Register's Office for said County, and part of a tract of land known as the Page Land, adjoining said Block "J" on the South, described according to a survey made by Z. J. Wilkinson, Surveyor, July, 1952, as follows:

Beginning at an iron pin in the South boundary of Belle Meade Pike -or Chickering Road - running S 64 deg. W 610 feet to an iron pin; thence with the South boundary of said Belle Meade Pike - or Chickering Road - with a curve, 1033.5 feet to an iron pin, being the North boundary line of a 13.63 acre tract owned by Howell; thence with said Howell North boundary line S 86

deg. E 1275 feet to an iron pin, being the Westerly boundary of the W.E. Richardson 18.85 acre tract; thence with said Westerly boundary line of said Richardson tract N 7 deg. 15' W 409 feet to an iron pin; thence N 6 deg. 30' W 250 feet to an iron pin; thence N 12 deg. 30' W 275 feet to an iron pin; thence N 17 deg. 30' W 269.3 feet to the point of beginning, containing 23.37 acres, more or less.

Included in the above described property out specifically Excluded from this description is that property conveyed to Aaron Morris and wife Norma Morris by deed from Emily Robinson Ewing of record in Book 2594, Page 625, said Register's Office, as follows;

Being in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, described partly according to a survey made by T.R. Sanford, Surveyor. August 9, 1957, as follows:

Beginning at an iron pin on the Southerly margin of Chickering Road, formerly Belle Meade Pike, 583.9 feet Southwesterly from the Northwest corner of the Walter E. Richardson, Jr. property, as established in Book 2142, Page 578, Register's Office for said County, thence South 32 deg. 55' East 1071 feet to an iron pin; thence Northwestwardly 1100 feet, more or less, to the Southerly margin of said Road; thence with same, around a curve, Northeastwardly 500 feet to the beginning, containing 6.32 acres, more or less.

Also Included in the above described property, but specifically Excluded from this description is that property conveyed to Joel P. Morris and wife, Sue Jones Morris by deed from Emily Robinson Ewing of record in Book 2695, Page 11, said Register's Office, as follows:

Being in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, described partly according to a survey made by T.R. Sanford, Surveyor, August 9, 1957, as follows:

Beginning on the Southerly margin of Chickering Road, formerly Belle Meade Pike, 1083.9 feet Southwesterly from the Northwest corner of the Walter E. Richardson, Jr. property, as established in Book 2142, Page 578, Register's Office for said County; thence with the Southerly margin of said Road, around a curve, Southwestwardly 507 feet to an iron pin; thence South 86 deg. East 1084.8 feet to an iron pin; thence Northwestwardly 1100 feet, more or less, to the beginning, containing 6.34 acres, more or less.

Being the same property conveyed by Quitclaim Deed from Ben S. Gambill, Jr. to Benjamin S. Gambill, Jr., as Trustee of the Benjamin S. Gambill, Jr. 2-Year Qualified Personal Residence Trust under agreement dated December 31, 2012, as recorded on the 17th day of April, 2013 in Instrument No. 20130417-0038362; Quitclaim Deed from Ben S. Gambill, Jr. to Benjamin S. Gambill, Jr., as Trustee of the Benjamin S. Gambill, Jr. 3-Year Qualified Personal Residence Trust under agreement dated December 31, 2012, as recorded on the 17th day of April, 2013 in Instrument No. 20130417-0038363; Quitclaim Deed from Katie H. Gambill to Ben S. Gambill, Jr., as recorded on the 21st day of December, 2012 in Instrument No. 20121221-0118052 and Executor's Deed from Wachovia Bank of Georgia, N.A., formerly named The First National Bank of Atlanta, as Executor under the Will of Emily Robinson Frazer, deceased to Ben S. Gambill, Jr. and wife, Katie H. Gambill, as recorded on the 31st day of May, 1991 in Book 8363, Page 127, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1418 CHICKERING RD Nashville, TN 37215.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2015 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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 on this 21st day of July, 2015.

Benjamin S. Gambill, Jr., Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Benjamin S. Gambill, Jr.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a trustee of **The Benjamin S. Gambill, Jr. 2-Year Qualified Personal Residence Trust under agreement dated December 31, 2012**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 21st day of July 2015.

Notary Public

My Commission Expires: _____

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