BILL GARRETT, Davidson County
Trans:T20150066250 DEEDQC
Recvd: 08/10/15 12:57 4 pgs
Fees:22.00 Taxes:0.00
20150810-0079678

PREPARED BY:
WHEN RECORDED RETURN TO:
ANDERSON BUSINESS ADVISORS, PLLC
732 BROADWAY, SUITE 201
TACOMA, WASHINGTON 98402

MAIL ALL TAX STATEMENTS TO:
COLLEGE I TRUST
1055 RIDGECREST DRIVE
GOODLETTSVILLE, TENNESSEE 37072 This space reserved for Recorder's use

MAP-PARCEL NUMBER 093-16-0-400.00, 093-16-0-404.00, 093-16-0-397.00 and 398.00

QUIT CLAIM DEED
TCA 67-4-409(a)(4)
(NO TAX DUE)

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Winston O. Templet,** Grantor, do hereby quitclaim and convey unto **College I Trust, dated 7-1, 2015, Elizabeth Templet, her successor or successors in interest, as Trustee,** Grantee, its successors and assigns, all of my right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

For legal description see Exhibit "A" attached hereto and made a part hereof.

Being the same property conveyed to Winston O. Templet by Warranty Deed filed on January 3, 2007, of record by Instrument Number 20070103-0000894 in the Register's Office of Davidson County, Tennessee.

Also conveyed are the following Mobile Homes: 1996, Make: Clay; Model: BLU; VIN#: CLM020405TNAB and a 1997, HORT, Model H13, VIN#: H132221GLR and a 1996, RIVERCHSE, SERIAL #WHAL12265 WH206, BLUE/WHITE VINYL.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest.

Commonly known as: 3 Duncan Street, Nashville, Tennessee 37210
4 Duncan Street, Nashville, Tennessee 37210
7 Duncan Street, Nashville, Tennessee 37210

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

IN TESTIMONY WHEREOF I have hereunto set my hand this 1 day of July, 2015

Winston O. Templet

Acknowledgement

State of Tennessee)
)ss.
County of Sumner)

On 1 July, 2015, before me, Beth Ann Smith, a Notary Public, personally appeared Winston O. Templet, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

BETH ANN SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My commission expires: 11-23-15

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Winston O. Templet, Affiant

State of Tennessee

County of Sumner

Subscribed and sworn before me this the 1 day of July, 2015

BETH ANN SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My commission expires: 11-23-15

The following information is not a part of this Deed:

Property Address:	**3 Duncan Street, Nashville, Tennessee 37210** **4 Duncan Street, Nashville, Tennessee 37210** **7 Duncan Street, Nashville, Tennessee 37210**
Owner's Name and Address:	**College I Trust** **1055 Ridgecrest Drive** **Goodlettsville, Tennessee 37072**
Parcel Number:	**093-16-0-400.00** **093-16-0-404.00** **093-16-0-397.00 and 398.00**
Mail Tax Bills to:	**College I Trust** **1055 Ridgecrest Drive** **Goodlettsville, Tennessee 37072**

Exhibit "A"

LAND in Davidson County, Tennessee, located on Duncan Street, and being further described as follows:

TRACT NO. 1: BEING 17 feet of the Southern part of Lot No. 14 in Block "G" of the Hermitage Addition, of record in Book 57, page 43, Register's Office for said County. Said part of Lot No. 14 fronts 17 feet on the Westerly side of Duncan Street and runs back 150 feet to an alley.

Further, being the Northerly 33 feet of Lot No. 14 of Block "G" on the Plan of Hermitage Addition to Nashville, as of record in Book 57, page 43, said Register's Office. Said Northerly part of Lot No. 14 fronts 33 feet on the Westerly side of Duncan Street and runs back between parallel lines with the Southerly margin of an alley 150 feet to an alley in the rear, and shows 33 feet on said alley.

Map & Parcel Number: 093-16-0-397.00 and 398.00 \ 7 Duncan Street, Nashville, TN

TRACT NO. 2: BEING the Northerly 35 feet of Lot No. 15 of Block "G" in the Hermitage Addition, a plan of which is of record in Book 57, page 43, said Register's Office. Said part of said Lot No. 15 fronts 35 feet on the Westerly side of Duncan Street and runs back between parallel lines 150 feet to an alley.

Map & Parcel Number: 093-16-0-399.00 (Assessor does not show this Map & Parcel Number as active)

TRACT NO. 3: BEING the South 15 feet of Lot No. 15 and the Northerly 20 feet of Lot No. 16 of Block "G" Hermitage Addition, a plan of which is of record in Book 57, page 43, said Register's Office. Said parts of said Lots 15 and 16 front together 35 feet on the Westerly side of Duncan Street and run back between parallel lines 150 feet to an alley.

Map & Parcel Number: 093-16-0-400.00
TRACT NOS. 2 & 3 \ 3 Duncan Street, Nashville, TN

TRACT NO. 4: BEING TWO TRACTS DESCRIBED AS FOLLOWS:

A. BEGINNING at a corner of Duncan Street and Meredith Avenue, and running diagonally with said Avenue about 95.00 feet to a stone; thence in a Northerly direction 25.00 feet to a stone in the line of Addison Patterson Home Place lot; thence along Addison Patterson Home Place line 50.00 feet to the corner of said Patterson lot and Duncan Street; thence along Duncan Street 57.00 feet to the beginning.

B. BEING part of Lot 4 of Block H in the Hermitage Addition recorded in Book 57, page 42, Register's Office for said County, and fronting 40.00 feet on Duncan Street and running back in an easterly direction 50.00 feet, more or less.

Map & Parcel Number: 093-16-0-404.00

TRACT NO. 5: BEING part of Lot No. 4 of Block "H" on the Plan of Hermitage Addition to Nashville of record in Book 57, Pages 42 and 43, said Register's Office, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Map & Parcel Number: 093-16-0-405.00 (Assessor does not show this Map & Parcel No. as active)

TRACT NOS. 4 & 5 \ 4 Duncan Street, Nashville, TN