This Instrument Was Prepared From
Information Provided By the Parties By:
Adams and Reese LLP (JLC)
424 Church Street, Suite 2700
Nashville, TN 37219

BILL GARRETT, Davidson County
Trans:T20150069997 DEEDQC
Recvd: 08/19/15 13:48 3 pgs
Fees:17.00 Taxes:0.00
20150819-0083657

Name and Address
of New Owner:
Daniel Gabriel
1113 Sawtooth Oak Lane
Belmont, NC 28012

Send Tax Bills To:
New Owner

Tax Map/Parcel No.:
Map 130-14
Parcels 24 and 25

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MARTHA BROWN GABRIEL EXECUTRIX OF THE ESTATE OF HOWARD EARL BROWN** (hereinafter the "GRANTOR"), does hereby quitclaim and convey unto **MATTHEW S. GABRIEL**, a married man, and **DANIEL GABRIEL**, a married man, as tenants in common (hereinafter collectively the "GRANTEE"), their successors and assigns, all of her right, title and interest in and to that certain tract or parcel of land in Nashville, Davidson County, Tennessee, described on Exhibit A, attached hereto and incorporated herein by reference.

This is improved property known as 4405 Tyne Boulevard, Nashville, Tennessee 37215.

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

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed as of this 11th day of February, 2015.

GRANTOR:

Martha Brown Gabriel

MARTHA BROWN GABRIEL EXECUTRIX OF THE ESTATE OF HOWARD EARL BROWN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid personally appeared MARTHA BROWN GABRIEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument as executrix of the Estate of Howard Earl Brown for the purposes therein contained.

WITNESS my hand, at office, this 11th day of February, 2015.

NOTARY PUBLIC

My Commission Expires:
6-21-16

CAROLE M. MAXSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm... 21, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this
11th day of February, 2015.

Notary Public

My Commission Expires:
6-21-16

CAROLE M. MAXSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JUNE 21, 2016

EXHIBIT A

Tract I:
Being a parcel of land in Davidson County, Tennessee, and being a portion of Lot 2 of Block No. 1 of the Plan of a portion of T. J. Tyne's Tract, of record in Book 547, page 188, Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning at a concrete right of way marker in the southern margin of Tyne Boulevard, said monument being the common corner of Lots 2 and 3 on said plan; thence with common lot line S 25° 27' W, 419.0' to an iron pin, being the southeasterly corner of Lot 2 and the southwesterly corner of Lot 3; thence N 54° 17' W, 22.44' to an iron pin in the southern line of Lot 2; thence leaving said lot line N 28° 28' E, 414.24' to the point of beginning, containing 0.10 acres, more or less.

Being the same property conveyed to Frances O. Brown by Warranty Deed from William J. Anderson, III and wife, Sally Anderson, of record in Book 5742, page 117, Register's Office for Davidson County, Tennessee.[1]

Tract II:
Land in the 7th Civil District of Davidson County, Tennessee, being tract of land formerly marked "Reserved" on the Plan of Chickering Hills, Section 1, as of record in Book 2331, page 8, Register's Office for said County, described as follows:

Beginning on the northwesterly margin of Lynwood Boulevard at the northeast corner of Lot No. 2; thence with the northerly line of said Lot No. 2 northwestwardly 494.4 feet; thence north 21°37' east 133.8 feet; thence south 54°17' east 515.34 feet to the northwesterly margin of said Boulevard; thence with same, southwesterly 180.4 feet to the beginning.

Being the same property conveyed to Frances O. Brown by Warranty Deed from First American National Bank as Executor of the Estate of Stirton Oman with full power to convey, of record in Book 5198, page 677, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

Twenty-foot easement for public utilities along the northerly and westerly lines of premises formally marked "Reserved", and conditions of owners certificate, as shown on plan of record in book 2331, page 8, Register's Office for Davidson County, Tennessee, the latter providing that no lot shall be subdivided or changed to produce less area until a system of sewers is installed and approved, and not then if less area results than established by restrictions on property.

Restrictive covenants contained in an instrument executed by G. H. Tyne, et al, (not dated) acknowledged November 23 and 30, 1954, filed December 15, 1954, and recorded in Book 2335, page 606, Register's Office for Davidson County, Tennessee.[1]

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[1] Frances O. Brown died August 15, 1990. By Last Will and Testament dated December 16, 1983, admitted to Probate in the Probate Court of Davidson County, Tennessee, Case #95948, Frances O. Brown gave, demised and bequeathed to her husband, Howard Earl Brown, all of her right, title and interest in her residence. Said residence consisted of the aforesaid Tracts I and II, which connect along the rear line of Tract I and which Tract II is undeveloped, encumbered with a flood plain, and bears no street address but for frontage on Lynwood Boulevard. Said Tracts I and II together were the Frances Brown Residence bequeathed to Howard Earl Brown by her Will. Martha Brown Gabriel has disclaimed and renounced all interest she may have in the property conveyed hereby as noted in Disclaimer and Renunciation Pursuant to Tennessee Code Annotated §31-1-103, filed under Probate 14 P 2044 in the Probate Division of the Seventh Circuit Court of Davidson County, Tennessee, of record as Instrument No. 20150213-0013530, RODC.