BILL GARRETT, Davidson County
Trans:T20150084992 DEEDQC
Recvd: 10/06/15 10:59 6 pgs
Fees:32.00 Taxes:0.00
20151006-0101652

THIS INSTRUMENT PREPARED BASED UPON
INFORMATION PROVIDED BY THE PARTIES BY:
Law Office of Andrew Gibson
648 Riverside Drive #410
Memphis, TN 38103

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Pratt Properties c/o Richard Pratt	New Owner	Map 91-16-0
4412 Park Avenue		Parcel 19
Nashville, TN 37209		

KNOW ALL MEN BY THESE PRESENTS that I, Charles Sutton Brandon, Helen Louise Coggin, Richard Andrew Pratt, Billy L. Thompson, David L. Thompson and Donna T. Perry (hereinafter referred to as the "Grantor"), does hereby convey, remise, release and forever quitclaim unto Pratt Properties Partnership, a Tennessee General Partnership, its successors and assigns (hereinafter referred to as the "Grantee"), any interest Grantor might have two tracts of land in Davidson County, Tennessee, (hereinafter "Property") described as follows:

Tract 1
Beginning on the southerly margin of Charlotte Avenue 202.5 feet easterly from the easterly margin of 46th Avenue North, formerly 5th Street, as the same is shown on the Charlotte Park Company's First Addition to Nashville as of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee, being Bright's northeast corner; thence with his east line southwardly 150 feet to the north line of a strip of ground left for an alley; thence with said line eastwardly 68 feet to the west line of a lot marked "Exchange Building" on said plan; thence with said line northwardly 150 feet to the southerly margin of Charlotte Avenue; thence with the southerly margin of said Avenue westwardly 68 feet to the beginning.

Tract 2
A lot of land in West Nashville, being part of the "Exchange Building" lot, as shown on the Plan of the Charlotte Park Company's First Addition to Nashville; beginning at a point on the southerly side of Charlotte Avenue 400 ½ feet westerly from the southwest corner of said Charlotte Avenue and 44th Avenue North, formerly 3rd Street; thence westerly with the southerly side of said Charlotte Avenue, 60 feet to the northeast corner of a lot conveyed to Mrs. Allen C. Burkitt, by deed from W. L. Sadler of record in Book 971, Page 161, said Register's Office; thence southerly with Mrs. Burkitt's eastern line 150 feet to her southeast corner; thence easterly and parallel with said Charlotte Avenue, 60 feet; thence northerly at right angles, 150 feet to the beginning.

Being the same property conveyed to Andrew B. Pratt and wife Ihla Uree Pratt and Joseph R. Pratt of record in Book 2498, Page 357, said Register's Office.

The said Andrew B. Pratt died on June 17, 1988 and by operation of law his interest in the Property above, passed to his wife, Ihla Uree Pratt. The said Joseph R. Pratt died on June 24, 1992 and his Last Will and Testament was probated in the Probate Court of Davidson County,

Tennessee under Docket No. 99487. Pursuant to the Last Will and Testament of Joseph R. Pratt he devised his interest in all real estate (other than Pratt Brothers Garage), which includes the Property to his sister-in-law, Ihla Uree Pratt for life and upon her death all his real estate, which includes the Property (other than Pratt Brothers Garage), was devised equally to his nephew, Richard A. Pratt and his nieces, Lorene Pratt Thompson, Helen Pratt Coggins and Thelma Carolyn Pratt. The said Ihla Uree Pratt, died on December 4, 2002 and her Last Will and Testament was probated in the Seventh Circuit Court, Probate Division, of Davidson County, Tennessee under Docket No. 03P-27. Pursuant to the Last Will and Testament of Ihla Uree Pratt she devised all of her real estate, which includes the Property, evenly to her four children: Richard Andrew Pratt, Ihla Lorene Thompson, Helen Louise Coggins and Thelma Carolyn Pratt. Upon the death of Ihla Uree Pratt, the four children, Richard Andrew Pratt, Ihla Lorene Pratt, Helen Louise Coggin and Thelma Carolyn Pratt, owned the Property evenly as tenants in common. The four children entered into a Partnership Agreement dated March 29, 2004 with each child owning a twenty five percent (25%) interest in said partnership. The partnership was called Pratt Properties Partnership and was a Tennessee General Partnership. The four children contributed their respective twenty five percent (25%) interest in those properties they inherited from Ihla Uree Pratt, including the Property, however there were no deeds executed and recorded to memorialize that these properties, including the Property, were now owned and titled in the name of Pratt Properties Partnership.

The said Ihla Lorene Thompson died on November 29, 2012. The Last Will and Testament of Lorene P. Thompson was probated in the Seventh Circuit Court, Probate Division, of Davidson County, Tennessee under Docket No. 12P-1899. Pursuant to the Last Will and Testament of Lorene P. Thompson, she devised her interest in Pratt Properties Partnership which included those properties she inherited from Ihla Uree Pratt, including the Property, to her husband, Billy L. Thompson, for life, and the remainder interest in all such properties, including the Property, evenly to her two children, David L. Thompson and Donna T. Perry, however if either of her two children predecease Billy L. Thompson and that child dies without issue, then that share shall go to the surviving child.

The said Thelma Carolyn Pratt died on December 19, 2014 and her estate has been probated under Docket No. 15P-140 in the Seventh Circuit Court, Probate Division, of Davidson County Tennessee. Pursuant to the Last Will and Testament of Thelma Carolyn Pratt, she devised her entire estate to Charles Sutton Brandon, which includes her twenty five percent (25%) interest in Pratt Properties Partnership and all properties she inherited from Ihla Uree Pratt, including the Property.

Richard A. Pratt and Richard Andrew Pratt are one and the same person.

Helen Louise Coggins, Helen Pratt Coggins and Helen Louise Coggin are one and the same person.

Ihla Lorene Thompson and Lorene P. Thompson are one and the same person.

Thelma Carolyn Pratt and Thelma C. Pratt are one and the same person.

This is improved property known as 4501 Charlotte Avenue Nashville, TN 37209.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises and the Grantee assumes the real estate taxes for the 2015 year.

WITNESS my hand this 2 day of September, 2015.

CHARES SUTTON BRANDON

RICHARD ANDREW PRATT

HELEN LOUISE COGGIN

BILLY L. THOMPSON

DAVID L. THOMPSON

DONNA T. PERRY

NOTARIES ARE ON THE FOLLOWING PAGES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County of Shelby and the State of Tennessee, personally appeared Charles Sutton Brandon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the bargainor, and that he executed the foregoing instrument for the purposes therein contained by signing his name.

Witness my hand and official seal this 2 day of September, 2015.

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY My Comm. Expires March 19, 2019

Notary Public

My Commission Expires: 3/19/2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County of Shelby and the State of Tennessee, personally appeared Richard Andrew Pratt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the bargainor, and that he executed the foregoing instrument for the purposes therein contained by signing his name.

Witness my hand and official seal this 2 day of September, 2015.

Notary Public

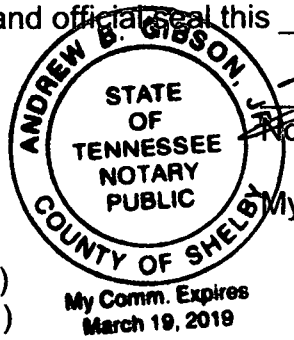
My Commission Expires: 3/19/2019

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY My Comm. Expires March 19, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County of Shelby and the State of Tennessee, personally appeared Helen Louise Coggin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the bargainor, and that she executed the foregoing instrument for the purposes therein contained by signing her name.

Witness my hand and official seal this 2 day of September, 2015.



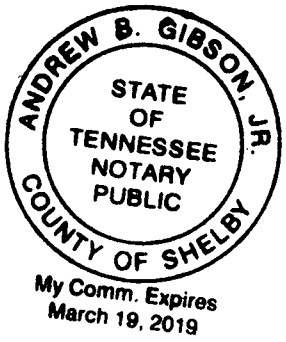
Notary Public

My Commission Expires: 3/19/2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County of Shelby and the State of Tennessee, personally appeared Billy L. Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the bargainor, and that he executed the foregoing instrument for the purposes therein contained by signing his name.

Witness my hand and official seal this 2 day of September, 2015.



Notary Public

My Commission Expires: 3/19/2019

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned Notary Public in and for said County and the State of Tennessee, personally appeared David L. Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the bargainor, and that he executed the foregoing instrument for the purposes therein contained by signing his name.

Witness my hand and official seal this 9th day of September, 2015.

Notary Public
My Commission Expires: 7/3/2017

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned Notary Public in and for said County and the State of Tennessee, personally appeared Donna T. Perry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the bargainor, and that she executed the foregoing instrument for the purposes therein contained by signing her name.

Witness my hand and official seal this 11th day of September, 2015.

Notary Public
My Commission Expires: 7/3/2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Sworn to and subscribed before me this 30th day of September 2015.

Notary Public
My Commission Expires: 3/19/19

My Comm. Expires
March 19, 2019