BILL GARRETT, Davidson County
Trans:T20150085542 DEEDQC
Recvd: 10/07/15 11:53 4 pgs
Fees:22.00 Taxes:0.00
20151007-0102302

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (BHS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Parcel Number ID:
Elizabeth G. Tannenbaum, et al c/o Elizabeth G. Tannenbaum 2200 21st Avenue South, #210 Nashville, TN 37212	Same	Map/Parcel # 104-06-6 # 104-06-3

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, we, CUMBERLAND TRUST & INVESTMENT COMPANY and J. KENNETH JACOBS, as CO-TRUSTEES OF THE FAIRWOOD FAMILY TRUST, by these presents, do hereby quitclaim and convey to CUMBERLAND TRUST & INVESTMENT COMPANY and J. KENNETH JACOBS, as CO-TRUSTEES OF THE FAIRWOOD 2015 FAMILY TRUST, their successors and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the consent of any beneficiary, all of their right, title and interest as Co-Trustees in and to the real property located in Davidson County, Tennessee, more particularly described on Exhibit A hereto.

The description on Exhibit A hereto is the same as that contained in the prior deed.

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

This is improved property known as 3322 Fairmont Drive, Nashville, Tennessee.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 28 day of September, 2015.

CUMBERLAND TRUST & INVESTMENT COMPANY

By: _____

Its: VP

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Craig Amling, a Notary Public, Chris Buckley, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the VP of CUMBERLAND TRUST & INVESTMENT COMPANY and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand and official seal at Nashville, Tennessee, this 28 day of September, 2015.

_____
Notary Public

My Commission Expires:
May 8, 2018

CRAIG AMLING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

J. Kenneth Jacobs

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared J. KENNETH JACOBS, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28 day of September, 2015.

Notary Public

My Commission Expires:
May 8, 2018

CRAIG AMLING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me this 28th day of September, 2015.

My Commission Expires:

Notary Public

RUGENIA HINES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 3, 2015

EXHIBIT A

Two tracts of land in Davidson County, Tennessee, as follows:

First Tract: Land in Davidson County, Tennessee, being parts of Lots Nos. 12, 13 and 15 on the Plan of West End Park, as of record in Book 161, Page 47, R.O.D.C, Tennessee, described according to a copy of a survey thereof by Z.J. Wilkinson, Surveyor, June 24, 1954, as follows:

Beginning at a cross cut in a concrete drive, 3 feet east and 3 feet south of an iron pin, in the west margin of Fairmont Drive, being also 100 feet southwest of the corner of Lots 12 and 13; thence leaving Fairmont Drive, north 54 degrees west, along a rock wall 287 feet to a steel post at a turn in said wall, and continuing with said wall, north 77 degrees west 118 feet to a railroad rail at the end of said stone wall, in the east line of the Tennessee Central Railroad right-of-way; thence with said right-of-way, north 0 degrees 15 minutes east 97 feet to an iron pin in the south line of the property of Iroquois Apartments, Inc.; thence along the rear line of said Iroquois Apartments, Inc. property, and the line of W.L. Bainbridge, shown on said survey, south 74 degrees 58 minutes east 189.4 feet to an iron pin in a hedge; thence north 17 degrees 16 minutes east 72.4 feet to an iron pin in the rear line of Lot 12; thence south 51 degrees east 318.9 feet, along a hedge, to an iron pin in the west margin of Fairmont Drive; thence with the margin of the same, south 42 degrees 10 minutes west 156 feet to the beginning.

Second Tract: Land in Davidson County, Tennessee, being part of Lot No. 13 on the Map of West End Park, of record in Book 421, Page 82 and 83, Register's Office for said County, described as follows:

Beginning at a point on the northwesterly margin of Fairmont Drive, said point being located at the southwesterly front corner of the property conveyed to Norman W. Ginsberg by deed of record in Book 4868, page 19; thence leaving said Fairmont Drive in a northwesterly direction with a portion of Ginsberg's southwesterly line 120.7 feet, more or less, to a point located on Ginsberg's southwesterly line; thence, in a southeasterly direction 143.2 feet, more or less, with a portion of the northeasterly line of the property conveyed to the State of Tennessee by final consent judgment of record in Book 4804, Page 277, said Register's Office, to a point located on the northwesterly margin of said Fairmont Drive, with said margin in a northeasterly direction 82 feet, more or less, to the point of beginning.

Being the same property conveyed to the Fairwood Family Trust by Quitclaim Deed from the Ginsberg Family Partnership, L.P., dated August 11, 2010, of record at Instrument Number 20110818-0064040, Register's Office, Davidson County, Tennessee.

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