THIS INSTRUMENT PREPARED BY:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BILL GARRETT, Davidson County
Trans:T20150095273 DEEDQC
Recvd: 11/09/15 11:24 3 pgs
Fees:17.00 Taxes:0.00
20151109-0113785

ADDRESS NEW OWNER AS FOLLOWS:
Colleen Conway-Welch
109 Lynnwood Terrace
Nashville, TN 37205

SEND TAX BILLS TO:
"New Owner"

MAP-PARCEL NOS.
11607000600
&
11607010600 (Parcel "A")

EXECUTRIX'S QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned COLLEEN CONWAY-WELCH, EXECUTRIX OF THE ESTATE OF TED HOUSTON WELCH, hereinafter called the Grantor, by these presents does transfer and quitclaim unto COLLEEN CONWAY-WELCH, hereinafter called the Grantee, her heirs and assigns, all of Grantor's interest in certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows: to-wit:

A tract of land in Davidson County, Tennessee, being Three Tracts of land as shown together on an unrecorded plan by Parrish-Ragan, Inc., dated November 16, 1971, and also Reserved Parcel "A" on the Plan of Westhampton Place, of record in Book 3700, Pages 95 and 96, Register's Office for Davidson County, Tennessee, all described together as follows:

BEGINNING at an iron pin on the West margin of Lynnwood Terrace, said point being the common front corner of this property and the property of Adah M. Gillette, as of record in Book 1470, Page 7, said Register's Office; thence, South 72 deg. 07' 45" West 285.6 feet to a point; thence, with the line common to this property and that of James C. Bradford, Jr., as of record in Book 4444, Page 647, said Register's Office, North 5 deg. 22' West 120.0 feet to a concrete monument; thence, North 36 deg. 52' West 90.06 feet to a point in the South margin of Westhampton Place; thence, with the curving margin of said Westhampton Place, easterly 172.7 feet to a concrete monument; thence, continuing with said margin North 49 deg. 50' East 128.8 feet to a concrete monument, the beginning of a curve to the right having a radius of 30.0 feet; thence, along said curve 56.3 feet to a concrete monument on the West margin of Lynnwood Terrace; thence, South 8 deg. 09' 10" East 256.22 feet to the point of BEGINNING.

BEING the same property conveyed to Ted H. Welch by Warranty Deed dated September 9, 1985, from Donald S. MacNaughton and wife, Winifred M. MacNaughton, of record in Book 6651, Page 556, and re-recorded in Book 10003,

Page 670, Register's Office for Davidson County, Tennessee. The said Ted H. Welch, also known as Ted Houston Welch, died March 8, 2014.

This Quitclaim Deed has been executed and delivered in order to clarify and/or confirm the devise of the property described above as was made by the Last Will and Testament of Ted Houston Welch which was admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, under Case No. 14P-468.

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

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

The above described tracts are commonly known collectively as 109 Lynnwood Terrace, Nashville, TN 37205.

IN WITNESS WHEREOF, this instrument has been executed this 6th day of November, 2015.

Colleen Conway-Welch

Colleen Conway-Welch, Executrix of the Estate of Ted Houston Welch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Colleen Conway-Welch, Executrix of the Estate of Ted Houston Welch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained, by signing as Executrix of the Estate of Ted Houston Welch.

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of November, 2015.



Sandra L. Hagewood
Notary Public

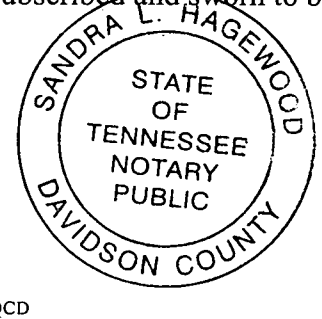
My commission expires: 10/18/16

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Colleen Conway Welch
Affiant

Subscribed ~~and sworn~~ to before me this 6th day of November, 2015.



Sandra L. Hagewood
Notary Public

My commission expires: 10/18/16

KG:WELCH.QCD