BILL GARRETT, Davidson County
Trans:T20150096621 DEEDQC
Recvd: 11/13/15 09:13 3 pgs
Fees:17.00 Taxes:0.00
20151113-0115317

THIS INSTRUMENT PREPARED BY:
BECK & BECK, Attorneys at Law, PLLC
4205 Gallatin Road
Nashville, TN 37216

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Ten ($10.00) Dollars.

AFFIANT

Subscribed and sworn to before me this 3 day of November, 2015.

Notary Public

My Comm. Expires: 12/16/2016

KAREN BURNETTE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS NEW OWNERS:
Mark St. John, Trustee
1023 Nesbitt Dr.
Nashville, TN 37207

SEND TAX BILLS TO:
Same as Owner

MAP AND PARCEL: 042.09.0.075.00

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QUITCLAIM DEED

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KNOW ALL MEN BY THESE PRESENTS that I, **MARK ST. JOHN**, for in and consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold and hereby [conveys,] remises, releases and forever quitclaims to **MARK W. ST. JOHN AS THE TRUSTEE OF THE MARK W. ST. JOHN REVOCABLE LIVING TRUST AGREEMENT DATED NOVEMBER 7, 2011,** his heirs and assigns and personal representatives, all his right, title and interest in and to a certain tract [parcel] of land in Davidson County, Tennessee, described as follows:

See next page "EXHIBIT A" for description

"EXHIBIT A"

Tract "S": A tract or parcel of land in the 11th Civil district of Davidson County, Tennessee, being parts of the land conveyed to J.R. Coarsey, Trustee, by deed from J.C. Oakley et ux and H.W. Crook, recorded in Book 2435, Page 225, RODC, Tenn., and by deed from Emma R. Kemper recorded in Book 2435, Page 205, RODC, Tenn., and being part of the land marked J.R. Coarsey, Trustee, on the plan of Kemper Heights, Section One, as recorded in Book 2331, Page 66, RODC, Tenn., a part of the land marked "Reserved Parcel 3" on the plat Kemper Heights Section Two, as recorded in Book 2331, Page 104, RODC, Tenn., and more particularly described as follows:

Beginning at an iron stake at the southwest corner of Lot NO. 145, Kemper Heights, Section One, thence with the rear line of Lot 145 North 74 deg. 32' East 76.7 feet to a concrete monument at the common back corner of Lots 145 and 146, Kemper Heights, Section One and Lot 150 in Kemper Heights, Section Two; thence with the rear line of Lot 150 Kemper Heights, Section Two, South 70 deg. 14' East 27.7 feet to a concrete monument in the line between the Oakley and Kemper conveyances and continuing in the same direction 45.5 feet (in all 73.1 feet) to a concrete monument at the common rear corner of Lots 150 and 151 Kemper Heights, Section Two; thence with the westerly line of Lot 151, South 22 deg. 51' East 219.85 feet to an iron stake in the northerly margin of Tuckahoe Drive; thence with said northerly margin of Tuckahoe Drive; thence with said northerly margin South 67 deg. 09' West 109.6 feet to an iron stake; thence North 26 deg. 30' West 72 feet to the line between Oakley and Kemper Conveyances continuing in the same direction 208.1 feet (in all 280.1 feet) to the beginning, containing 0.72 acres, more or less.

Tract "R": A tract or parcel of land in the 11th Civil District of Davidson County, Tennessee, being parts of the land conveyed to J. R. Coarsey, trustee, by deed form J.C. Oakley, et ux and H.W. Crook, recorded in Book 2435, Page 225, RODCT and by deed from Emma R. Kemper recorded in Book 2435, Page 205, RODCT and being part of the land marked J.R. Coarsey, Trustee, on the Plat of Kemper Heights, Section One, as recorded in Book 2331, Page 66, RODCT a part of the land marked "Reserved" Parcel 3 on the plat of Kemper Heights, Section Two, as recorded in Book 2331, Page 104, RODCT and more particularly described as follows:

Beginning at a concrete monument at the southwest corner of Lot No. 144 of Kemper Heights, Section One, thence with the rear line of said Lot 144, North 74 deg. 32' East 76.6 feet to an iron stake at the common rear corner of Lots 144 and 145, Kemper Heights, Section One; thence South 26 deg. 30' East 208.1 feet to the line between the Oakley and Kemper conveyances and continuing in the same direction 72 feet more or less, in all 280.1 feet to an iron stake in the north margin of Tuckahoe Drive as shown on the plat of Kemper Heights, Section Two, recorded in Book 2331, Page 104, RODCT, thence with the north margin of Tuckahoe Drive, South 67 deg. 09' 37 feet west to a concrete monument continuing in the same direction with the proposed extension of Tuckahoe Drive 50 feet in all 87 feet to an iron stake; thence North 24 deg. 00' West 289.55 feet to the beginning, containing .053 acres, more or less. Being the same property conveyed to Tina Louise Hampton by Quitclaim Deed from Scott Hampton of record in Book 8951, page 877, said Register's Office

Being the same property acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531), by deed dated September 13, 2012, and recorded at Instrument No. 20121210-0113457 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Edna St. John, a single woman by Ron Hutchison, an agent of HomeTelos, LP an Asset Manager of the U.S. Department of Housing and Urban Development, for and on behalf of the Secretary of Housing and Urban Development and recorded at Instrument No. 20130221-0017356 in the Register's Office Davidson County, Tennessee. Edna St. John having since died, her date of death being January 7, 2015.

Being the same property conveyed to Mark St. John per the Last Will and Testament of Edna St. John, probated in Davidson County, Tennessee, under Docket # 15P-321 Executor's Deed, recorded as Instrument No. 20151105-0112845 in the Register's Office Davidson County, Tennessee.

Property known as 1008 Tuckahoe Dr., Madison. TN 37115

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The preparer of this deed makes no representation as to the title of property described or as to the accuracy of its description herein conveyed as it was prepared without benefit of title search or survey; but strictly by documents provided by the parties involved.

WITNESS my hand this 3 day of November, 2015.

MARK ST. JOHN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me,a Notary Public, in and for said County and State, **MARK ST. JOHN,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this the 3 day of November, 2015.

KAREN BURNETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
MY COMMISSION EXPIRES: 12/6/2016