BILL GARRETT, Davidson County
Trans:T20150097904 DEEDQC
Recvd: 11/18/15 08:40 3 pgs
Fees:18.00 Taxes:1554.00
20151118-0116773

THIS DOCUMENT PREPARED BY:
Bryan Howard
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $420,000.

Mary Frances Evers
Affiant

Subscribed and sworn to before me, this 17th day of November, 2015.

Bryan Howard
Notary Public

My Commission Expires: _____

BRYAN HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXP. MARCH 07, 2017

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Mary Frances Evers, Trustee 2845 Kenway Road Nashville, TN 37215	SAME	Map: 130-1 Parcels: 37 & 38

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Mary Frances Evers, hereinafter called the Grantor, for the purpose of transferring Grantor's 50% ownership interest in the subject real property, does hereby remise, release and quitclaim to Mary Frances Evers, Trustee of the Mary Frances Evers Trust under the Charles K. Evers Family Trust dated November 30, 2011, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantees' successors, heirs and assigns, in and to a certain tract or parcels of land in the State of Tennessee, being

more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 9th day of November, 2015.

Mary Frances Evers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Frances Evers, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 9th day of November, 2015.

Bryan Howard
Notary Public

My Commission Expires: _____



EXHIBIT A
Legal Description

Land located in Nashville, First Civil District, Twenty-Third Councilmanic District, Davidson County, Tennessee, located west of Harding Road and east of CSX Railroad at Harding Place and being more particularly described according to a survey by Barge, Waggoner, Sumner & Cannon, Inc., 211 Commerce Street, Suite 600, Nashville, Tennessee, dated October 27, 2003 prepared by Wendell H. Talley, RLS No. 785, bearing file number 09859-01, as follows:

Beginning at an iron pin at the intersection of the westerly right-of-way of Harding Road (right-of-way varies) and the easterly right-of-way of CSX Railroad;

Thence, along the westerly right-of-way of Harding Road the following calls:

With a curve to the left 366.16 feet, said curve having a central angle of 04° 32' 13", a radius of 4,624.00 feet, a tangent of 183.18 feet and a chord of South 14° 24' 17" West 366.06;

South 12° 08' 10" West, 383.90 feet to the northeasterly corner of Fenner-Spelman property of record in Deed Book 7739, Page 123, Register's Office for Davidson County, Tennessee;

Thence, leaving said right-of-way, North 77° 47' 52" West, 107.55 feet to the easterly right-of-way of said CSX Railroad;

Thence, along said Railroad right-of-way, North 21° 23' 00" East, 759.42 feet to the Point of Beginning.

Containing 36,647 square feet, or 0.84 acre, more or less.

Being the same property conveyed to Linda Evers and Mary Frances Evers, each an undivided fifty percent (50%) interest, by deed from the Charles Evers Tennessee QTIP Trust dated August 11, 2006, of record as Instrument No. 20150506-0041494; Register's Office for Davidson County, Tennessee.

This is improved property known as 5212 and 5300 Harding Road, Nashville, Tennessee.