QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20150097943 DEEDQC
Recvd: 11/18/15 09:27 2 pgs
Fees:12.00 Taxes:0.00
20151118-0116807

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn before me, this the 16th day of November, 2015.

Notary Public

My commission expires: 10/27/2018

YOLANDA DANGERFIELD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

The preparer of this deed makes no representation as to the status of 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.

THIS INSTRUMENT WAS PREPARED BY
S. Ruffin Craig, Jr.
Webb Craig, PLLC
320 Seven Springs Way, Suite 250
Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Stephanie S. Fox, Trustee of the KCJB Family Trust	Stephanie S. Fox, Trustee of the KCJB Family Trust	092050061001
8210 Moores Lane	8210 Moores Lane	
Brentwood, TN 37027	Brentwood, TN 37027	

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Stephanie S. Fox ("Grantor"), of Davidson County, Tennessee, does hereby bargain, sell, remise, release, quit claim and convey unto Stephanie S. Fox, Trustee of the KCJB Family Trust, dated November 16, 2015, and any amendments thereto, all of Grantor's right, title and interest in and to certain tracts or parcels of real estate located in Davidson County, Tennessee, to wit:

BEING Lot No. 53 on the Plan of College Hill Subdivision, Section 2, of record in Book 2133, Page 52, Register's Office for said County.

Said Lot No. 53 fronts 85 feet on the northerly margin of Batavia Street and extends back 153.4 feet on the easterly line and 131.1 feet on therterly line to a broken line in the rear, measuring 90.8 feet thereon.

Being the same property conveyed to Lewis R. Holland and wife, LaVerne Holland by deed from Calvin L. McKissack dated December 1, 1954, recorded December 23, 1954 in Book 2336, Page 593, Register's Office for Davidson County, Tennessee. The said Lewis R. Holland having since died on or about January 5, 1979. LaVerne Holland subsequently died on or about March

30, 2012 and by Last Will and Testament of LaVerne Hill Holland, of record in Docket No. 12P-1551, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, subject property was devised to Lewis R. Holland, Jr. and Diann Holland Painter. Diann Holland Painter and Russell B. Ennix were appointed as Co-Executors of said will, with the Authorization to sell subject property. The said Russell B, Ennix having since died, on or about August 5, 1996. The said Diann Holland Bates and Diann Holland Painter being one and the same person.

Being further conveyed to Stephanie S. Fox from Diann Holland Bates and Lewis R. Holland, Jr., devisees under The Last Will and Testament of LaVerne Hill Holland, deceased, and Diann Holland Bates, Executrix for the Estate of LaVerne Hill Holland, deceased, by record under Instrument No. 20130716-0073434, Register's Office for said County.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

The conveyance is subject to: The Plan, with Owner's Certificate, of record in Book 2133, Page 52, said Register's Office, which Plan shows a 25 foot minimum building setback line from Batavia Street and a 10 foot easement for public utility purposes along the rear line of said lot and a 20 foot easement for public utility purposes along the westerly side line of said lot.

This property known as 3604 Batavia Street, Nashville, TN 37208.

WITNESS my hand this 16th day of November, 2015.

GRANTOR:

Stephanie S. Fox

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal this 16th day of November, 2015.

Notary Public

My commission expires: 10/27/2018

YOLANDA DANGERFIELD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY