BILL GARRETT, Davidson County
Trans:T20150109869 DEEDQC
Recvd: 12/30/15 09:46 6 pgs
Fees:32.00 Taxes:0.00
20151230-0130911

This Instrument Prepared by:
Matthew Foster
H3GM
333 Commerce Street, Suite 1500
Nashville, Tennessee 37201

Address New Owner:	Send Tax Bills to:	Map-Parcel Number:
David H. & Kathryn C. Brown 4410 Truxton Place Nashville, Tennessee 37205	Same	13010003900

QUITCLAIM DEED

WHEREAS, the intent of this Quitclaim Deed is to assure the Grantee (hereinafter described) full and complete right, title and interest in the Property (hereinafter described); and

WHEREAS, E. William Ewers and Marge H. Ewers, conveyed their 50% interest in the Property to the Grantee in Instrument No. 20090310-0021576, Register's Office for Davidson County, Tennessee ("RODC") (the "First Deed"); and

WHEREAS, an Instrument of Correction of Warranty Deed was filed to amend the First Deed, which excluded the Property from the conveyance of record in Instrument No. 20091221-0115899, RODC ("Correction Deed"); and

WHEREAS, the Martial Trust (hereinafter defined) and the Bypass Trust (hereinafter defined) later unintentionally acquired the Property; and

WHEREAS, to eliminate any reason to believe Grantors have any remaining interest in the Property, the Grantors desire to convey any and all interest in the Property to the Grantee.

NOW, FOR AND IN CONSIDERATION of One Dollar ($1.00) and no other consideration, **MARGE H. EWERS**, individually ("Marge Ewers"), **MARGE H. EWERS, TRUSTEE** of the Marital Trust U/A E. William Ewers Living Trust dated March 4, 2011, as amended (the "Marital Trust"), and **MARGE H. EWERS, TRUSTEE** of the Bypass Trust U/A E. William Ewers Living Trust dated March 4, 2011, as amended (the "Bypass Trust") (Marge Ewers, the Marital Trust and the Bypass Trust collectively being referred to as the "Grantors") by these presents hereby quitclaim and convey unto **DAVID H. BROWN** and **spouse, KATHRYN C. BROWN** (together the "Grantee") all of Grantors' rights, title and interest, if any, in and to a certain tract or parcel of land located in Davidson County, Tennessee, described as follows (the "Property"):

> A parcel of land in the City of Belle Meade, Second Civil District Davidson County, Tennessee, being part of Lot No. 2, Block 5, Manors of Belle Meade Subdivision, of record in Book 547, Page 152, RODC, described as follows:

Beginning at an iron pin located at the southeast corner of Lot 2 and the northwest corner of Lot 3 of the Manors of Belle Meade Subdivision; thence along the southerly margin of Forsythe Place, North 54 deg. 17 min. 54 sec. West a distance of 14 feet; thence along a line generally parallel to the westerly boundary of said Lot 3, South 37 deg. 00 min. 18 sec. West a distance of 94 feet 6 inches; thence North 62 deg. 59 min. 50 sec. West a distance of 10 feet; thence South 37 deg. 00 min. 18 sec. West a distance of 47 feet; thence South 62 deg. 59 min. 50 sec. East a distance of 24 feet to an existing iron pin in the westerly boundary of said Lot 3; thence with the westerly boundary of said Lot 3, North 37 deg. 00 min. 18 sec. East a distance of 141 feet 6 inches to the point of beginning.

Being the same property conveyed to E. William Ewers and Marge H. Ewers from Margaret S. Jones, a widow, by warranty deed of record in Book 8866, page 173, RODC and as corrected by that certain deed of correction dated March 12, 1996 of record in Book 9979, Page 596, RODC. Grantee acquired a 50% interest in the Property from E. William Ewers and Marge H. Ewers pursuant to that certain quitclaim deed of record in Instrument No. 20060208-0015672, as re-recorded in Instrument No. 20060216-0018974, RODC. E. William Ewers and Marge H. Ewers later conveyed all of their right, title and interest in the Property to Grantee pursuant to the First Deed (defined above), as amended by that certain Affidavit of record in Instrument No. 20091008-0093832, RODC, and later amended to exclude the Property pursuant to the Correction Deed (defined above).

The Marital Trust and the Bypass Trust join in the execution of this instrument for the purpose of conveying the interest the Marital Trust and the Bypass Trust may have in the Property pursuant to the following series of conveyances that unintentionally conveyed the Property to the Marital Trust and the Bypass Trust:

Being the same property conveyed to E. William Ewers from Marge H. Ewers by warranty deed dated March 4, 2011, for the purpose of terminating a tenancy by the entireties, of record in Instrument No. 20111214-0097363, RODC. And being the same property conveyed to E. William Ewers and Marge H. Ewers, Trustees of the E. William Ewers Living Trust, established by the Revocable Trust Agreement of E. William Ewers dated March 4, 2011, from Marge H. Ewers by warranty deed dated March 4, 2011 of record in Instrument No. 20111229-0101929, RODC. E. William Ewers subsequently died testate with his will being of record in Docket No. 13P-1084, in the Probate Division of Chancery Court, Davidson County, Tennessee. And being the same property conveyed to Marge H. Ewers, Trustee of the E. William Ewers Living Trust dated March 4, 2011, as amended, from Marge H. Ewers, as executor, by Fiduciary Quitclaim Deed dated May 29, 2014, of record in Instrument No. 20140602-0047093, RODC. And being the same property conveyed to the Marital Trust and to the Bypass Trust from Marge H. Ewers, as Trustee of the E. William Ewers Living Trust dated March 4, 2011, as amended, by Fiduciary Quitclaim Deeds dated May 29, 2014 of record in Instrument No. 20140602-0047094, RODC and Instrument No. 20140602-0047095, RODC.

This conveyance and the Property remain subject to that certain Grant of Appurtenant Easement conveyed to E. William Ewers and Marge H. Ewers from E. William Ewers and

spouse, Marge Ewers and David H. Brown and Kathryn C. Brown, by Grant of Appurtenant Easement dated January 25, 2006 of record as Instrument Number 20060208-0015673 and re-recorded as Instrument Number 20060216-0018973, RODC.

(Remainder of page intentionally left blank.)

IN WITNESS WHEREOF, the Grantors have executed this instrument on December 29, 2015.

Marge H. Ewers

MARGE H. EWERS, individually

Marge H. Ewers

MARGE H. EWERS, TRUSTEE of the Marital Trust U/A E. William Ewers Living Trust dated March 4, 2011, as amended

Marge H. Ewers

MARGE H. EWERS, TRUSTEE of the Bypass Trust U/A E. William Ewers Living Trust dated March 4, 2011, as amended

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned notary public of the state and county aforesaid, personally appeared **MARGE H. EWERS**, 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, at office, on December 29th, 2015.

L. Glenn Worley

Notary Public

My Commission Expires: 1/8/2019

L. GLENN WORLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned notary public of the state and county aforesaid, personally appeared **MARGE H. EWERS, TRUSTEE** of the Marital Trust U/A E. William Ewers Living Trust dated March 4, 2011, as amended, the within named bargainor, and that she, being authorized to do so, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on December 29th, 2015.

Notary Public

My Commission Expires: 1/8/2019

L. GLENN WORLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned notary public of the state and county aforesaid, personally appeared **MARGE H. EWERS, TRUSTEE** of the Bypass Trust U/A E. William Ewers Living Trust dated March 4, 2011, as amended, the within named bargainor, and that she, being authorized to do so, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on December 29th, 2015.

Notary Public

My Commission Expires: 1/8/2019

L. GLENN WORLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Marie H. Ewers
Affiant

Subscribed and sworn to before me, on December 29th, 2015.

L. Glenn Worley
Notary Public

My commission expires: 1/8/2019

L. GLENN WORLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

[9086-14001/40268/2]