BILL GARRETT, Davidson County
Trans:T20160002501 DEEDQC
Recvd: 01/11/16 14:12 4 pgs
Fees:22.00 Taxes:0.00

20160111-0002723

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Charlene Harb, Trustee, Affiant Subscribed and sworn to before me, this 31st day of December, 2015. Notary Public My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 8, 2019

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
Charlene Harb, Trustee 70 Revere Park Nashville, Tennessee 37205	SAME	118 07 0 182.00 116 08 0C 070.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that 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 are hereby acknowledged, **Charlene Harb**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Charlene Harb, Trustee of The Charlene Harb Living Trust, established by the Revocable Trust Agreement of Charlene Harb dated December 31, 2015**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

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

WITNESS my hand this 31st day of December, 2015.

Charlene Harb

Charlene Harb

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and seal, at office, this 31st day of December, 2015.

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires January 8, 2019

My Commission Expires: _____

_____
Notary Public

EXHIBIT A

Legal Descriptions

118 07 0 182.00 – 2800 Columbine Place, Nashville, Tennessee 37204

Land in Davidson County, Tennessee, being Lot No. 16 of Block "E" on the map of Berry Hill Gardens, of record in Book 1130, at page 36, Register's Office for said County.

Said Lot No. 16 fronts 65 feet on the easterly side of Columbine Place and runs back 120.6 feet on the northerly line and 121.3 feet on the southerly line to a dead line in the rear on which it measures 65 feet.

Being the same property conveyed to Charlene Harb by deed from Alice M. Harb, of record in Book 10079, page 326, Register's Office for Davidson County, Tennessee.

This is improved property known as 2800 Columbine Place, Nashville, Tennessee 37204.

116 08 0C 070.00 – 70 Revere Park, Nashville, Tennessee 37205

Land in Davidson County. Tennessee. being Lot No. 70, on the Plan of Revision No. 2, Sugartree, Phase 2, of record in Book 4860, Pages 79-80, and amended in Book 5005, Page 144, Book 5010, Page 117, Book 5015, Page 550, Book 5072, Page 165, Book 5084, Page 960, Book 5121, Page 89, Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468, and Book 5238, Page 93, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Charlene Harb by deed from Mary Ann Denney, of record as Instrument No. 20131212-0125742, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 4860, Pages 79-80, and amended in Book 5005, Page 144, Book 5010, Page 117, Book 5015, Page 550, Book 5072, Page 165, Book 5084, Page 960, Book 5121, Page 89, Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468, and Book 5238, Page 93, Register's Office for Davidson County, Tennessee;
2) Conveyance of common area to Sugartree Homeowner's Association, Inc., of record in Book 5683, Page 675, Register's Office for Davidson County, Tennessee;
3) Declaration of Covenants, Conditions and Restrictions of Sugartree, of record in Book 4857, Page 157, and as amended in Book 4874, Page 463, Book 4911, Page 356, Book 4996, Page 126, Book 5003, Page 688, Book 5087, Page 220, Book 5152, Page 401, Book 5514, Page 138, Book 5691, Page 61 and amended and restated in Book 11758, Page 466, Register's Office for Davidson County, Tennessee;
4) Charter of Sugartree Homeowners' Association, Inc. of record in Book 5683, Page 670, Register's Office for Davidson County, Tennessee; and,
5) Taxes for the current year which have been prorated and paid by the Grantor(s) herein and subsequent years, not yet due and payable.

This is improved property known as 70 Revere Park, Nashville, Tennessee 37205.