This instrument was prepared by:
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BILL GARRETT, Davidson County
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20160112-0003056

QUITCLAIM DEED

FROM: WILLIAM J. KEHOE, Grantor

TO: KAREN J. KEHOE, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Karen Kehoe 1141 Courtyard Drive Charlottesville, VA 22903	Same	112 00 0 038.00 112 00 0 042.00

STATE OF ~~TENNESSEE~~ Virginia EC.)
)
COUNTY OF Albemarle)

The actual consideration for this transfer is ZERO AND NO/100 DOLLARS ($0.00).

William J. Kehoe
Affiant

SUBSCRIBED AND SWORN TO before me, this the 18th day of November, 2015.

COURTNEY COMMANDER
NOTARY PUBLIC
REG. #7652882
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MAY 31, 2019

Courtney Commander
Notary Public
My Commission Expires: May 31, 19

FOR AND IN CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, WILLIAM J. KEHOE, an individual ("Grantor"), does quitclaim unto KAREN J. KEHOE, an individual ("Grantee"), her, heirs, successors and assigns, all of Grantor's rights, title and interest

in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Land"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements (collectively with the Land, the "Property").

The Property is unimproved property known as 0 Charlotte Pike, Nashville, Davidson County, Tennessee.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

This instrument has been prepared based on information provided by Grantor and Grantee.

Witness my hand this 18th day of November, 2015.

GRANTOR:

William J. Kehoe

WILLIAM J. KEHOE

STATE OF Virginia)
)
COUNTY OF Albemarle)

Before me, Courtney Commander, a Notary Public of said County and State, personally appeared WILLIAM J. KEHOE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Charlottesville, Virginia, this 18 day of November, 2015.

COURTNEY COMMANDER
NOTARY PUBLIC
REG. #7652882
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MAY 31, 2019

Courtney Commander

Notary Public

My Commission Expires: May 31, 19

EXHIBIT "A"

Land in the Ninth, formerly Fourteenth Civil District of Davidson County, Tennessee, described according to a partial survey made by Z.J. Wilkinson, Surveyor, May 12, 1943, as follows:

BEGINNING at a point 5 poles south of the center line of the Old Charlotte Road at a hickory, said beginning point in the southwest corner of a 10 acre tract of land owned by Kelly; running thence east with Kelly's south line and Gourley and Waldrop's south line, South 87-1/2 degrees East 232 poles to a stone in hollow; thence South 3 degrees West 134 poles; thence North 76 degrees West 206 poles to a stone; thence North 1 degrees East 22 poles to a stone pike; thence North 87-1/2 degrees West 30.7 poles to a stake 2.72 poles east of ash tree; thence North 82 degrees West 136.32 poles crossing Old Charlotte Road to a point in the northwest corner of Geo. Bryant's 6 acre tract of land, of record in Book 504, Page 290, Register's Office of Davidson County, Tennessee; thence North 2-1/2 degrees East 51 poles to a stone marked "H" in the center of old road; thence North 2-1/2 degrees East 40 poles to a double beech; thence South 86-1/2 degrees East 136 poles to a stake near paling fence; thence South 3 degrees West crossing Old Charlotte Road, 27 poles to a hickory, the point of beginning containing 231 acres, more or less.

INCLUDED WITHIN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM is a 21 acre tract, not of record, as shown on the survey entitled "9th Civil District, Davidson Co., Tenn., survey Nov., 1968, by Jack R. Underwood Stationary Engineer #64009, as follows;

EXCLUSION NO. 1: Being Lot 1 on the unrecorded Plan of C. H. Weil Property, described according to a survey made by Jack R. Underwood, dated November 1968, which was conveyed to James W. Hatmaker and wife, Eloise Q. Hatmaker, by deed from Chester Harold Weil and wife, Agnes Weil, dated September 20, 1974, and of record in Book 4857, Page 873, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

EXCLUSION NO. 2: Being Lot 2 on the Plan of C. H. Weil Property, not of record, described according to a survey made by Jack R. Underwood, dated November 1968, which was conveyed to Luther Hatmaker and wife, Lenna Hatmaker, by deed from Chester Harold Weil and wife, Agnes Weil, dated April 7, 1975, and of record in Book 4906, Page 792, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

EXCLUSION NO. 3: Being Lot 3 on the unrecorded Plan of C. H. Weil Property, described according to a survey made by Jack R. Underwood, dated November 1968, which was conveyed to Robert E. Norman, Sr., and wife, Celia Norman, by deed from Chester Harold Weil and wife, Agnes Weil, dated April 30, 1973, and of record in Book 4733, Page 235, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

EXCLUSION NO. 4: Being Lots 4 and 5 on the unrecorded Plan of C. H. Weil Property, described according to a survey made by Jack R. Underwood, dated November 1968, which was conveyed to Chester Harold Weil and Agnes Weil, husband and wife, by Quitclaim Deed from William J. Kehoe and Karen J. Kehoe, husband and wife, Gary C. Weil and Cathy O. Weil, husband and wife, and Dennis T. Weil and Joyce G. Weil, husband and wife, dated March 22, 1988, and of record in Book 7575, Page 309, in the Register's Office of Davidson County, Tennessee; and further having been conveyed to Robert E. Woodard and Gladys Woodard, husband and wife, by deed from Chester Harold Weil and wife, Agnes Weil, dated March 15, 1988, and of record in Book 7575, Page 311, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

EXCLUSION NO. 5: Being Lot 6 on the unrecorded Plan of C. H. Weil Property, described according to a survey made by Jack R. Underwood, dated November 1968, which was conveyed to Joe D. Demonbreun and wife, Josie Lee Demonbreun, by deed from Chester Harold Weil and wife, Agnes Weil, dated August 20, 1974, and of record in Book 4849, Page 837, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

EXCLUSION NO. 6: Being Lot 7 on the unrecorded Plan of C. H. Weil Property, described according to a survey made by Jack R. Underwood, dated November 1968, which was conveyed to Joe D. Demonbreun and wife, Josie Lee Demonbreun, by deed from Chester H. Weil and wife, Agnes Weil, dated August 20, 1974, and of record in Book 4849, Page 833, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Chester Harold Weil by deed from Robert A. Nash, Jr., an unmarried person, doing business as Nash Food Products, dated March 12, 1947, and of record in Book 1492, Page 197, in the Register's Office of Davidson County, Tennessee. A one-ninth interest in said property was conveyed to William J. Kehoe and Karen J. Kehoe, husband and wife and as tenants by the entirety, by Quitclaim Deed from Chester Harold Weil and Agnes Weil, dated August 28, 1974, and of record in Book 4852, Page 980, in the Register's Office of Davidson County, Tennessee. A one-ninth interest in said property was conveyed to Dennis T. Weil and Joyce G. Weil, husband and wife and as tenants by the entirety, by Quitclaim Deed from Chester Harold Weil and Agnes Weil, dated August 28, 1974, and of record in Book 4852, Page 982, in the Register's Office of Davidson County, Tennessee. A one-ninth interest in said property was conveyed to Gary C. Weil and Cathy O. Weil, husband and wife and as tenants by the entirety, by Quitclaim Deed from Chester Harold Weil and Agnes Weil, dated August 28, 1974, and of record in Book 4852, Page 978, in the Register's Office of Davidson County, Tennessee. An additional one-ninth interest in said property was conveyed to William J. Kehoe and Karen J. Kehoe, husband and wife and as tenants by the entirety, by Quitclaim Deed from Chester Harold Weil and Agnes Weil, dated February 2, 1978, and of record in Book 5252, Page 190, in the Register's Office of Davidson County, Tennessee. A additional one-ninth interest in said property was conveyed to Dennis T. Weil and Joyce G. Weil, husband and wife and as tenants by the entirety, by Quitclaim Deed from Chester Harold Weil and Agnes Weil, dated February 2, 1978, and of record in Book 5252, Page 186, in the Register's Office of Davidson County, Tennessee. An one-ninth interest in said property was conveyed to Gary C. Weil and Cathy O. Weil, husband and wife and as tenants by the entirety, by Quitclaim Deed from Chester Harold Weil and Agnes Weil, dated February 2, 1978, and of record in Book 5252, Page 188, in the Register's Office of Davidson County, Tennessee. The said Chester H. Weil having died on May 10, 1993, as a resident of Hamilton County, Ohio. The remaining one-third interest of Chester Harold Weil was devised to Gary C. Weil, Karen J. Kehoe and Dennis T. Weil, equally, by the Last Will and Testament of Chester H. Weil, deceased. Said Will was filed for probate on May 21, 1993, in the Probate Court of Hamilton County, Ohio, Case No. 932361. Chester H. Weil was predeceased by his wife, Agnes A. Weil. The said Agnes A. Weil having died on August 19, 1992.