Prepared by:
Rudy, Paulus & Carney, PLLC
2012 21st Avenue South
Nashville, TN 37212
615-383-2903

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer, or value of property (whichever is greater) is $0.00.

Affiant

Subscribed and sworn before me this 31 day of December, 2015.

Notary Public
My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

BILL GARRETT, Davidson County
Trans:T20160003075 DEEDQC
Recvd: 01/13/16 08:17 4 pgs
Fees:22.00 Taxes:0.00
20160113-0003405

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Peggy M. Campbell **108 Southwind Drive** **Jackson, TN 38305**	**Same**	**72070109.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged

Wayne E. Morris and Stephen S. Morris, Sucessor Co-Trustees to The Morris Family Revocable Living Trust Agreement dated 3/29/95 , (the "Grantor"),

has bargained and sold, and by these presents do transfer and convey, unto the said

Peggy M. Campbell, (the "Grantee"),

their successors and assigns, all of their right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described as follows:

BEING Tax Map and Parcel No. 72-7-109 and part of Lots 16 and 18 L.A. Warren's Resubdivision of Block C. R. M. Dudley's Subdivision as recorded in Book 843, page 102 of the Davidson County Register's Office.

BEGINNING at a concrete monument in the southerly margin of Kirkland Avenue, thence south 190 feet to the northerly line of Lot 12; thence east 70 feet to an iron pin; thence north 210 feet to a point in the southerly margin of Kirkland Avenue; thence along the southerly margin of Kirkland Avenue 70 feet to the point of beginning. Included in this description is the northerly portion of the lot between the TVA easement and the present margin of Kirkland Avenue which has inured to the benefit of the holder of the Fee Title by adverse possession, such tract having been openly and notoriously held continuously held since 1930. (Description of adverse possession taken from prior deed, and having first appeared 11/29/1989, in Book 8001, Page 642, Register's Office for Davidson County, Tennessee).

BEING the same property conveyed to Edward D. Morris and Elsa S. Morris, Trustees of the Morris Family Revocable Living Trust Agreement dated 3/29/95, of record at Book 9632, Page 810, Register's Office for Davidson County, Tennessee.

Each **heir** of the estate of Elsa S. Morris joins in this instrument to convey any interest to the Grantee named herein, the said Elsa S. Morris having since died January 24, 2015.

Each **Co-Executor** of the estate of Elsa S. Morris joins in this instrument to convey any interest to the Grantee named herein, said Co-Executors having been duly appointed by the Circuit Court of Davidson County Tennessee, on June 11, 2015, Docket 15P966.

Wayne E. Morris and Stephen S. Morris, Successor Co-Trustees to The **Morris Family Revocable Living Trust Agreement dated 3/29/95,** being appointed pursuant to Item XII A. of said trust agreement upon the death of Elsa S. Morris, join in this instrument to convey any interest held to the Grantee named herein.

Wayne E. Morris, Stephen S. Morris and Peggy M. Campbell, Successor Co-Trustees of the **Marital Trust** established under Item IV of the Morris Family Revocable Living Trust Agreement dated 3/29/95, being duly appointed on June 4, 2013 pursuant to Item XIII A. of said Trust Agreement, join in this instrument to convey any interest held to the Grantee named herein.

Wayne E. Morris, Stephen S. Morris and Peggy M. Campbell, Successor Co-Trustees of the **Family Trust** established under Item V of the Morris Family Revocable Living Trust Agreement dated 3/29/95, being duly appointed on June 4, 2013 pursuant to Item XIII A. of said Trust Agreement, join in this instrument to convey any interest held to the Grantee named herein.

This is improved property known as: **1405 Kirkland Avenue, Nashville TN 37216**

The legal description provided herein is exactly the same as in the prior recorded deed. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 31 day of December, 2015.

HEIRS OF THE ESTATE OF ELSA S. MORRIS, INDIVIDUALLY

Wayne E. Morris

Peggy M. Campbell

Stephen S. Morris

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 **Wayne E. Morris, Peggy M. Campbell, and Stephen S. Morris**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 31 day of December, 2015.

NOTARY PUBLIC

My Commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

CO-EXECUTORS OF THE ESTATE OF ELSA S. MORRIS

Wayne E. Morris, Co-Executor

Peggy M. Campbell, Co-Executor

Stephen S. Morris, Co-Executor

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 **Wayne E. Morris, Peggy M. Campbell, and Stephen S. Morris,** with whom I am personally acquainted, and who acknowledged that each is a Co-Executor of the **Estate of Elsa S. Morris**, the bargainor, and they are authorized to execute this instrument on behalf of the **Estate of Elsa S. Morris**, and have executed the within instrument for the purposes therein contained on behalf of said estate.

Witness my hand this 31 day of December, 2015.

NOTARY PUBLIC

My Commission expires:

C. LOY CARNEY STATE OF TENNFSSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

SUCCESSOR CO-TRUSTEES OF THE MORRIS FAMILY LIVING TRUST AGREEMENT DATED 3/29/95

Wayne E. Morris, Successor Co-Trustee

Stephen S. Morris, Successor Co-Trustee

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 **Wayne E. Morris and Stephen S. Morris**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged themselves as **Successor Co-Trustees** of **The Morris Family Revocable Living Trust Agreement dated 3/29/95**, and in their capacity as such **Successor Co-Trustees**, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 31 day of December, 2015.

NOTARY PUBLIC

My Commission expires:

C. LOY CARNEY STATE OF TENNFSSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

SUCCESSOR CO-TRUSTEES OF THE MARITAL TRUST ESTABLISHED UNDER ITEM IV OF THE MORRIS FAMILY LIVING TRUST AGREEMENT DATED 3/29/95

Wayne E. Morris, Successor Co-Trustee

Peggy M. Campbell, Successor Co-Trustee

Stephen S. Morris, Successor Co-Trustee

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 **Wayne E. Morris, Peggy M. Campbell, and Stephen S. Morris**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged themselves as **Successor Co-Trustees of the Marital Trust established under Item IV of The Morris Family Revocable Living Trust Agreement dated 3/29/95**, and in their capacity as such **Successor Co-Trustees**, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 31 day of December, 2015.

NOTARY PUBLIC

My Commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

SUCCESSOR CO-TRUSTEES OF THE FAMILY TRUST ESTABLISHED UNDER ITEM V OF THE MORRIS FAMILY LIVING TRUST AGREEMENT DATED 3/29/95

Wayne E. Morris, Successor Co-Trustee

Peggy M. Campbell, Successor Co-Trustee

Stephen S. Morris, Successor Co-Trustee

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 **Wayne E. Morris, Peggy M. Campbell, and Stephen S. Morris**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged themselves as **Successor Co-Trustees of the Family Trust established under Item V of The Morris Family Revocable Living Trust Agreement dated 3/29/95**, and in their capacity as such **Successor Co-Trustees**, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 31 day of December, 2015.

NOTARY PUBLIC

My Commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016