This Instrument Prepared By:
Sherrard & Roe PLC (MGK)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Davidson County DEEDQC
Recvd: 01/13/16 09:46 3 pgs
Fees:17.00 Taxes:0.00
20160113-0003484

QUITCLAIM DEED

Address New Owners:
Lynne Todd Edgerton, Co-Trustee
Liza Todd Edgerton, Co-Trustee
Kirkland W. Todd, Jr. Trust
5110 Boxcroft Place
Nashville, TN 37205

Send Tax Bills To:
Same

Map/Parcel Number:
116 13 0C 045.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Kirkland Wiley Todd, Jr., a single man (the "Grantor"), does hereby quitclaim, transfer and convey all his right, title and interest in and to the following described property to Lynne Todd Edgerton and Liza Todd Edgerton, Co-Trustees (collectively, "Trustee"), and their successors in trust, of the Kirkland W. Todd, Jr. Trust dated November 11, 2007, as amended and restated June 5, 2013 (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee (the "Property"), more particularly described as follows:

> Apartment No. 45 in Belle Meade Tower, a horizontal property regime, located at 105 Leake Avenue in Nashville, Tennessee, as shown on the plat of Belle Meade Tower, recorded in Book 4175, page 159, and described in a Master Deed recorded in Book 4469, Page 530, as amended by a deed of correction relating to the Master Deed of record in Book 4494, page 489, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. Parking space No. 53 in the garage attached to the building of Belle Meade Tower is a limited common element for the exclusive use of the co-owner of said apartment.
>
> Being the same property conveyed to Kirkland W. Todd, Jr. by Warranty Deed from James W. Perkins, Jr., Executor of the Estate of Nancy K. Perkins, of record at Instrument No. 20010605-0058603, Register's Office for Davidson County, Tennessee
>
> The legal description is the same as the previous deed of record.

This is improved property located at 105 Leake Avenue, Unit 45, Nashville, Tennessee 37205.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 11th day of January, 2016.

GRANTOR: Kirkland Wiley Todd, Jr.

Kirkland Wiley Todd Jr. by Lynne Todd Edgerton, POA

By: Lynne Todd Edgerton, Attorney-in-Fact
Pursuant to Power of Attorney of record at Instrument No. 20130606-0057710, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Lynne Todd Edgerton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she is the attorney-in-fact for Kirkland W. Todd, Jr., the within named bargainor, and that she further acknowledged that she executed the foregoing instrument for the purposes therein contained by signing the name of Kirkland W. Todd, Jr. by herself as attorney-in-fact.

WITNESS my hand and seal at office in Nashville, Tennessee, this 11th day of January, 2016.

Michel G. Kaplan
Notary Public

My Commission Expires: Sept. 10, 2018

MICHEL G. KAPLAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

NOTARY PUBLIC
Michel G. Kaplan
My Commission Expires
September 10, 2018
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(3)(F).

Affiant

Subscribed and sworn to before me the 11th day of January, 2016.

Michel G. Kaplan
Notary Public

My Commission Expires: Sept. 10, 2018

MICHEL G. KAPLAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

NOTARY PUBLIC
Michel G. Kaplan
My Commission Expires
September 10, 2018
STATE OF TENNESSEE

CERTIFICATE OF AUTHENTICITY

I, Michel G. Kaplan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michel G. Kaplan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Michel G. Kaplan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, 13th day of January, 2016.

Notary Public

My Commission Expires: 9/11/17

BEVERLY SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

NOTARY PUBLIC
Beverly Sebastian
My Commission Expires
September 11, 2017
STATE OF TENNESSEE