THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, Tennessee 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 8th day of January, 2016. Notary Public My Commission Expires: 5/8/2017

JENNIFER M. COUNCIL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2017

QUITCLAIM DEED

Address New Owner: Keith Kraft, Trustee 95 White Bridge Rd, #117 Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tract 1:08107005600 Tract 2: 08107005700 Tract 3: 08107006200 Tract 4: 08107006400 Tract 5: 08107006000 Tract 6: 08107007300 Tract 7: 08107006800 Tract 8: 08107006600 Tract 9: 08107006300 Tract 10: 08107006700 Tract 11: 08107007000 Tract 12: 08107005900 Tract 13: 08107005500 Tract 14: 08107005000 Tract 15: 08170005200 Tract 16: 08107005300 Tract 17: 08107005400 Tract 18: 08107007100

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Scot Karr, Executor of the Estate of Marshall I. Karr, Trustee** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Keith Kraft, Trustee,** his heirs and assigns all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described in the attached Exhibit A:

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.

BILL GARRETT, Davidson County
Trans:T20160003421 DEEDQC
Recvd: 01/13/16 15:15 11 pgs
Fees:57.00 Taxes:0.00
20160113-0003740

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8 day of January, 2016.

Scot Karr, Executor of the Estate of Marshall I. Karr

STATE OF NEW YORK)
COUNTY OF Westchester)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Scot Karr, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executor of the Estate of Marshall I. Karr, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 8 day of January, 2016.

Notary Public

My Commission Expires: 1/26/2019

TOM CASTROVINCI
Notary Public, State of New York
No. 4883459
Qualified in Westchester County
Commission Expires January 26, 2019

Exhibit A

Tract 1

Land in Davidson County, Tennessee, being Lot No. 10 on the Revised or Corrected Plan of E. C. Scruggs Subdivision of Lot No. 3 on Owen's Buena Vista Plan of Lots, as of record in Book 57, Page 81, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 40 feet on the Easterly side of Webster Street and runs back between parallel lines 135 feet to an alley.

Being the same property conveyed by Warranty Deed to Marshall I. Karr, Trustee from Johnny Burroughs and wife, Linda Burroughs as recorded on August 27, 2008 in Instrument No. 20080827-0088094, Register's Office for Davidson County, Tennessee.

Marshall I. Karr having since died on September 1, 2015. Last Will and Testament of Marshall I. Karr having named Scot Karr as Executor of the Estate of Marshall I. Karr. Said Last Will and Testament being filed in Davidson County Probate Court Case Number 15P1503. Further, said Last Will and Testament specifically authorizes the Executor the right to convey real estate.

This is property known as 2010 15th Avenue North, Nashville, TN 37208.

Tract 2

Land in Davidson County, Tennessee, being Lot No. 9, in E. C. Scrugg's Subdivision of Lot No. 3 of Buena Vista Plan, as or record in Book 57, Page 81, of the Register's Office of Davidson County, Tennessee.

Said Lot No. 9 fronts 10 feet on the easterly side of 15th Avenue North formerly Webster Street, and runs back between parallel lines 135 feet to an alley known as City No. 2008 15th Avenue North.

Being the same property conveyed by Warranty Deed to Marshall I. Karr, Trustee from Carolyn Dean Jackman and James Dean as recorded on August 26, 2009 in Instrument No. 20090826-0080439, Register's Office of Davidson County, Tennessee.

Marshall I. Karr having since died on September 1, 2015. Last Will and Testament of Marshall I. Karr having named Scot Karr as Executor of the Estate of Marshall I. Karr. Said Last Will and Testament being filed in Davidson County Probate Court Case Number 15P1503. Further, said Last Will and Testament specifically authorizes the Executor the right to convey real estate.

This is property known as 2008 15th Avenue North, Nashville, TN 37209.

Tract 3

Land in Davidson County, Tennessee, being Lot No. 4 on the map of Scruggs' Subdivision of Lot 3, Owens Buena Vista Plan, of record in Book 57, Page 81, Register's Office for said County.

Said Lot No. 4 fronts 40 feet on the North side of North Clay Street and runs back between parallel lines 120 feet to an alley.

Being the same property conveyed by Warranty Deed to Marshall I. Karr, Trustee with full power to mortgage, sell, convey and encumber without the joinder of any third party beneficiary being Congregation Ohabai Shalom from BCG & Associates, a Tennessee General Partnership composed of Danny Brown, Richard Giles and Theodore Campbell as recorded on July 18, 2008 in Instrument No. 20080718-0073842, Register's Office of Davidson County, Tennessee.

Marshall I. Karr having since died on September 1, 2015. Last Will and Testament of Marshall I. Karr having named Scot Karr as Executor of the Estate of Marshall I. Karr. Said Last Will and Testament being filed in Davidson County Probate Court Case Number 15P1503. Further, said Last Will and Testament specifically authorizes the Executor the right to convey real estate.

This is property known as 1408 Clay Street, Nashville, TN 37208.

Tract 4

Land in Davidson County, Tennessee being Lot Nos. 1 & 2 in the Subdivision Lot No. 3 on the Map of Owens Buena Vista Plan, of record in Book 57, Page 68, Register's Office for Davidson County, Tennessee, and as shown on the Revised Plat recorded in Book 57, Page 81, said Register's Office.

Said property fronts 60 feet on the northerly side of Clay St. and runs back between parallel lines with the westerly margin of 14th Avenue North, 120 feet to an alley.

Being the same property conveyed by Warranty Deed to Marshall I. Karr, Trustee with full power to mortgage, sell, convey and encumber without joinder of any third party beneficiary from Nashville Housing Properties, LLC as recorded on June 16, 2008 in Instrument No. 20080616-0061706, Register's Office of Davidson County, Tennessee.

Marshall I. Karr having since died on September 1, 2015. Last Will and Testament of Marshall I. Karr having named Scot Karr as Executor of the Estate of Marshall I. Karr. Said Last Will and Testament being filed in Davidson County Probate Court Case Number 15P1503. Further, said Last Will and Testament specifically authorizes the Executor the right to convey real estate.

This is property known as 1400 Clay Street, Nashville, TN 37208.

Tract 5

Being the westerly 30 feet of Lot No. 6 and the easterly 15 feet of Lot No. 7 on the Map of the subdivision of Lot No. 3 of Owens' Buena Vista Plan, as of record in Book 57, Page 81, Register's Office for said County.

Said parts of Lot No. 6 and 7 front together on the northerly side of North Clay Street, and runs back between parallel lines 120 feet to an alley.

Being the same property vested in The Metropolitan Government of Nashville and Davidson County, Tennessee pursuant to that Final Decree Confirming Sale of record at Instrument Number 20041217-0150464, Register's Office for Davidson County, Tennessee. Further being the same property conveyed by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County, Tennessee to Marshall I. Karr, Trustee as recorded on March 20, 2012 in Instrument No. 20120320-0023369 and corrected in Instrument No. 20130610-0058867, Register's Office of Davidson County, Tennessee.

Marshall I. Karr having since died on September 1, 2015. Last Will and Testament of Marshall I. Karr having named Scot Karr as Executor of the Estate of Marshall I. Karr. Said Last Will and Testament being filed in Davidson County Probate Court Case Number 15P1503. Further, said Last Will and Testament specifically authorizes the Executor the right to convey real estate.

This is property known as 1412 Clay Street, Nashville, TN 37208.

Tract 6

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of A. Y. Stevens' Subdivision of Lot no. 16, Owen's Buena Vista Lots, as of record in Book 57, Page 129, Register's Office for said County.

Said Lot No. 5 fronts 50 feet on the westerly side of 14th Avenue North, formerly Marr or Nance Street, and runs back between parallel lines 135 feet to an alley.

Being the same property conveyed by Warranty Deed to Marshall I. Karr, Trustee from Stanley William Shelton, unmarried as recorded on July 25, 2006 in Instrument No. 20060725-0089142, Register's Office of Davidson County, Tennessee.

Marshall I. Karr having since died on September 1, 2015. Last Will and Testament of Marshall I. Karr having named Scot Karr as Executor of the Estate of Marshall I. Karr. Said Last Will and Testament being filed in Davidson County Probate Court Case Number 15P1503. Further, said Last Will and Testament specifically authorizes the Executor the right to convey real estate.

This is property known as 2021 14th Avenue North, Nashville, TN 37208.

Tract 7

Being Lot No. 15 on the Map of E. C. Scruggs' Subdivision of Lot No. 3 of the Owens Buena Vista Plan of Lots, of record in Book 57, Page 81, Register's Office for said County.

Said Lot No. 15 fronts 40 feet on the westerly side of 14th Avenue North and runs back between parallel lines 135 feet to an alley.

Being the same property conveyed by Warranty Deed to Marshall I. Karr, Trustee from Prathea Tibbs, unmarried as recorded on January 29, 2009 in Instrument No. 20090129-0007701, Register's Office of Davidson County, Tennessee.

Marshall I. Karr having since died on September 1, 2015. Last Will and Testament of Marshall I. Karr having named Scot Karr as Executor of the Estate of Marshall I. Karr. Said Last Will and Testament being filed in Davidson County Probate Court Case Number 15P1503. Further, said Last Will and Testament specifically authorizes the Executor the right to convey real estate.

This is property known as 2011 14th Avenue North, Nashville, TN 37209.

Tract 8

Being Lot No. 113 on the Plan of Scruggs Resubdivision of Lot No. 13 in Owen's Plan for Buena Vista, as of record in Book 57, Page 81, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 40 feet on the West side of 14th Avenue North, and runs back between parallel lines, 135 feet, more or less, to an alley.

Being the same property conveyed by Warranty Deed to Marshall I. Karr, Trustee from Soluzioni, Inc. as recorded on January 29, 2009 in Instrument No. 20090129-0007703, Register's Office of Davidson County, Tennessee.

Marshall I. Karr having since died on September 1, 2015. Last Will and Testament of Marshall I. Karr having named Scot Karr as Executor of the Estate of Marshall I. Karr. Said Last Will and Testament being filed in Davidson County Probate Court Case Number 15P1503. Further, said Last Will and Testament specifically authorizes the Executor the right to convey real estate.

This is property known as 2007 14th Avenue North, Nashville, TN 37209.

Tract 9

Being Lot No. 3 on the Plan of Buena Vista Plan, as laid off by James C. Owen, a plan which is recorded in Book No. 15, Pages 10 and 11, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 40 feet on the north side of Clay Street and runs back between parallel lines 120 feet to an alley.

Being the same property conveyed by Warranty Deed to Marshall I. Karr, Trustee from Johnny Burroughs and wife, Linda Burroughs as recorded on April 18, 2007 in Instrument No. 20070418-0046345, Register's Office of Davidson County, Tennessee.

Marshall I. Karr having since died on September 1, 2015. Last Will and Testament of Marshall I. Karr having named Scot Karr as Executor of the Estate of Marshall I. Karr. Said Last Will and Testament being filed in Davidson County Probate Court Case Number 15P1503. Further, said Last Will and Testament specifically authorizes the Executor the right to convey real estate.

This is property known as 1402 Clay Street, Nashville, TN 37208.

Tract 10

Land in Davidson County, Tennessee, being Lot No. 14, E. C. Scruggs re-subdivision of Lot 3, Owens Buena Vista Lots, as shown on plat of record in Plat book 57, Page 81, in the Register's Office of Davidson County, Tennessee, to which play reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed to Marshall I. Karr, Trustee from Pradie Tibbs, Jr. and wife, Brenda Tibbs as recorded on April 10, 2013 in Instrument No. 20130410-0035438, Register's Office of Davidson County, Tennessee.

Marshall I. Karr having since died on September 1, 2015. Last Will and Testament of Marshall I. Karr having named Scot Karr as Executor of the Estate of Marshall I. Karr. Said Last Will and Testament being filed in Davidson County Probate Court Case Number 15P1503. Further, said Last Will and Testament specifically authorizes the Executor the right to convey real estate.

This is property known as 2009 13th Avenue North, Nashville, TN 37208.

Tract 11

Being Lot No. 2 in Folwell's and Stevens' Subdivision of Lot No. 16 of James C. Owen's Buena Vista Plan of lots in the old 13th Civil District, Davidson County, Tennessee, now the 2nd Ward of Nashville, Tennessee.

Said Lot No. 2 fronts 50 feet on the west side of 14th Avenue North, formerly Nance Street, and runs back between parallel lines 135 feet to an alley.

Being the same property conveyed by Warranty Deed to Marshall I. Karr, Trustee from Johnny Burroughs and wife, Linda Burroughs as recorded on April 18, 2007 in Instrument No. 20070418-0046345, Register's Office of Davidson County, Tennessee.

Marshall I. Karr having since died on September 1, 2015. Last Will and Testament of Marshall I. Karr having named Scot Karr as Executor of the Estate of Marshall I. Karr. Said Last Will and Testament being filed in Davidson County Probate Court Case Number 15P1503. Further, said Last Will and Testament specifically authorizes the Executor the right to convey real estate.

This is property known as 2015 14th Avenue North, Nashville, TN 37208.

Tract 12

Being the Westerly 50 feet of Lot No. 7 on the Map of the subdivision of Lot No. 3 of Owens Buena Vista Plan as of record in Book 57, Page 81, Register's Office of Davidson County, Tennessee.

Said Westerly part of Lot No. 7 fronts 50 feet on the Northerly side of North Clay Street and runs back between parallel lines with the Easterly margin of 15th Avenue North, formerly Webster Street, 120 feet to an alley.
Being the same property conveyed by Warranty Deed to Marshall I. Karr, Trustee from Willis C. Martin, a single person as recorded on July 12, 2013 in Instrument No. 20130712-0072165, Register's Office of Davidson County, Tennessee.

Marshall I. Karr having since died on September 1, 2015. Last Will and Testament of Marshall I. Karr having named Scot Karr as Executor of the Estate of Marshall I. Karr. Said Last Will and Testament being filed in Davidson County Probate Court Case Number 15P1503. Further, said Last Will and Testament specifically authorizes the Executor the right to convey real estate.

This is property known as 1414 Clay Street, Nashville, TN 37208.

Tract 13

Being Lot No. 11 on the plan of E. C. Scrugg's Subdivision of Lot No. 3, Owen's Buena Vista Plan, of record in Book 57, Page 81, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed by Quitclaim Deed to Marshall I. Karr, Trustee from Stephen C. Small, Trustee as recorded on July 24, 2013 in Instrument No. 20130724-0076715, Register's Office of Davidson County, Tennessee.

Marshall I. Karr having since died on September 1, 2015. Last Will and Testament of Marshall I. Karr having named Scot Karr as Executor of the Estate of Marshall I. Karr. Said Last Will and Testament being filed in Davidson County Probate Court Case Number 15P1503. Further, said Last Will and Testament specifically authorizes the Executor the right to convey real estate.

This is property known as 2012 15th Avenue North, Nashville, TN 37208.

Tract 14

Land in Davidson County, Tennessee, being Lot No. 8 in A. Y. Stevens Subdivision of Lot No. 16 on Owen's Buena Vista Plan, as of record in Book 57, Page 129, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 50 feet on the easterly side of 15th Avenue North, and runs back between parallel lines 135 feet to an alley.

Being the same property conveyed by Quitclaim Deed to Marshall I. Karr, Trustee from Charles M. Robin, Trustee as recorded on July 24, 2013 in Instrument No. 20130724-0076716, Register's Office of Davidson County, Tennessee.

Marshall I. Karr having since died on September 1, 2015. Last Will and Testament of Marshall I. Karr having named Scot Karr as Executor of the Estate of Marshall I. Karr. Said Last Will and Testament being filed in Davidson County Probate Court Case Number 15P1503. Further, said Last Will and Testament specifically authorizes the Executor the right to convey real estate.

This property is known as 2022 15th Avenue North, Nashville, TN 37208.

Tract 15

Land in Davidson County, Tennessee, being Lot No. 10 in A. Y. Stevens Subdivision of Lot No. 16 on Owen's Buena Vista Plan, as of record in Book 57, Page 129, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 50 feet on the easterly side of 15th Avenue North, formerly Webster Street, and runs back between parallel lines 135 feet to an alley.

Being the same property conveyed by Quitclaim Deed to Marshall I. Karr, Trustee from Charles M. Robin, Trustee as recorded on July 24, 2013 in Instrument No. 20130724-0076716, Register's Office of Davidson County, Tennessee.

Marshall I. Karr having since died on September 1, 2015. Last Will and Testament of Marshall I. Karr having named Scot Karr as Executor of the Estate of Marshall I. Karr. Said Last Will and Testament being filed in Davidson County Probate Court Case Number 15P1503. Further, said Last Will and Testament specifically authorizes the Executor the right to convey real estate.

This property is known as 2018 15th Avenue North, Nashville, TN 37208.

Tract 16

Land in Davidson County, Tennessee, being Lot No. 11 in A. Y. Stevens Subdivision of Lot No. 16 on Owen's Buena Vista Plan, as of record in Book 57, Page 129, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 50 feet on the easterly side of 15th Avenue North, and runs back between parallel lines to an alley.

Being the same property conveyed by Quitclaim Deed to Marshall I. Karr, Trustee from Charles M. Robin, Trustee as recorded on July 24, 2013 in Instrument No. 20130724-0076716, Register's Office of Davidson County, Tennessee.

Marshall I. Karr having since died on September 1, 2015. Last Will and Testament of Marshall I. Karr having named Scot Karr as Executor of the Estate of Marshall I. Karr. Said Last Will and Testament being filed in Davidson County Probate Court Case Number 15P1503. Further, said Last Will and Testament specifically authorizes the Executor the right to convey real estate.

This property is known as 2016 15th Avenue North, Nashville, TN 37208.

Tract 17

Land in Davidson County, Tennessee, being Lot No. 12 on the Map of A. Y. Stevens Subdivision of Lot No. 16 of the Owens Buena Vista Plan of record in Plat Book 57, Page 129, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.

Being the same property conveyed by Warranty Deed to Marshall I. Karr, Trustee from Clemestine Pegram, unmarried as recorded on June 24, 2015 in Instrument No. 20150624-0060526, Register's Office of Davidson County, Tennessee.

Marshall I. Karr having since died on September 1, 2015. Last Will and Testament of Marshall I. Karr having named Scot Karr as Executor of the Estate of Marshall I. Karr. Said Last Will and Testament being filed in Davidson County Probate Court Case Number 15P1503. Further, said Last Will and Testament specifically authorizes the Executor the right to convey real estate.

This property is known as 2014 15th Avenue North, Nashville, TN 37208.

Tract 18

Land in Davidson County, Tennessee, being Lot No. 3 on the Map of A. Y. Stevens Subdivision of Lot No. 16 of the Owens Buena Vista Plan of record in Plat Book 57, Page 129, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 3 fronts 50 feet on the westerly side of 13th Avenue North and runs back between parallel lines 135 feet, more or less, to an alley.

Being the same property conveyed by Quitclaim Deed to Marshall I. Karr, Trustee from Belle Meade Title and Escrow Corporation, Trustee as recorded on July 6, 2015 in Instrument No. 20150706-0065289, Register's Office of Davidson County, Tennessee.

Marshall I. Karr having since died on September 1, 2015. Last Will and Testament of Marshall I. Karr having named Scot Karr as Executor of the Estate of Marshall I. Karr. Said Last Will and Testament being filed in Davidson County Probate Court Case Number 15P1503. Further, said Last Will and Testament specifically authorizes the Executor the right to convey real estate.

This property is known as 2017 14th Avenue North, Nashville, TN 37209.