BILL GARRETT, Davidson County
Trans:T20160007534 DEEDQC
Recvd: 01/28/16 11:22 7 pgs
Fees:37.00 Taxes:0.00

20160128-0008354

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-- John B. Kohl, Trustee, Affiant Subscribed and sworn to before me this 26th day of January, 2016. Notary Public My Commission Expires:

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

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers
John B. Kohl and/or Helen H. Kohl, Trustees 6408 Harding Pike Nashville, Tennessee 37205	SAME	104 10 0A 001.00 104 10 0A 002.00 104 10 0A 003.00 104 10 0A 004.00 104 10 0A 005.00 104 10 0A 006.00 104 10 0A 007.00 104 10 0A 008.00 129 15 0 022.00 143 00 0 036.00

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, John B. Kohl, Trustee The John B. Kohl

Living Trust dated January 22, 2009, hereinafter called 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 **John B. Kohl and/or Helen H. Kohl, Trustees of The John & Helen Kohl Living Trust, established by the Revocable Trust Agreement of John B. Kohl and Helen H. Kohl dated January 26, 2016**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' 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 26th day of January, 2016.

John B. Kohl, 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 John B. Kohl, Trustee, 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 26th day of January, 2016.

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

My Commission Expires: _____ Notary Public

EXHIBIT A

Legal Description

104 10 0A 001.00 – 3422 33rd Avenue South, Nashville, Tennessee 37203
104 10 0A 002.00 – 3424 33rd Avenue South, Nashville, Tennessee 37203
104 10 0A 003.00 – 3432 33rd Avenue South, Nashville, Tennessee 37203
104 10 0A 004.00 – 3430 33rd Avenue South, Nashville, Tennessee 37203
104 10 0A 005.00 – 3436 33rd Avenue South, Nashville, Tennessee 37203
104 10 0A 006.00 – 3434 33rd Avenue South, Nashville, Tennessee 37203
104 10 0A 007.00 – 3428 33rd Avenue South, Nashville, Tennessee 37203
104 10 0A 008.00 – 3426 33rd Avenue South, Nashville, Tennessee 37203

Land in Davidson County, Tennessee, being Units Nos. 3422, 3424, 3426, 3428, 3430, 3432, 3434, and 3436 (also referred to as Building Site Nos. 1-8 in previous deeds, said Building Sites Nos. being tax Parcels Nos. 1-8 in actuality) on the Plan of 33rd Avenue Townhomes, of record in Book 5200, page 392, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property. The Building Sites Nos. are a part of the real estate contained within the description hereinafter set forth which real estate contains Common Elements which are a part of the conveyance made herein:

Lots 2, 3, and 4 of Section 1 of the Resubdivision of Part of Lot 157, Section One, R. W. Grizzard Subd. of record in Book 5200, page 298, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description; and

Lot 1 of section 1, Dr. R. W. Grizzard's Subdivision of part of the Bosley Tract, being a resub. of part of Lot No. 157 of record in Book 3500, page 97, said Register's Office, to which plan reference is made for a more complete and accurate description.

SUBJECT TO THE FOLLOWING:

1. Property taxes due and payable.

2. The Property is a part of condominium/horizontal property regime established under Tennessee Code Annotated Section 66-27-101, *et seq.*, and is subject to the provisions and requirements thereof.

3. The Master Deed and Bylaws of record in Book 5851, page 288, Register's Office for said County, and all easements, rights, interests, conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained therein and relating to the 33rd Avenue Townhomes.

4. All matters shown on the Plan of record in Book 5200, page 392, Book 3200, page 298, and Book 3500, page 97, said Register's Office.

5. Rights of parties in possession under written leases.

Being the same property conveyed to John B. Kohl and Helen H. Kohl, Trustees of The John B. Kohl Living Trust, established by the Revocable Trust Agreement of John B. Kohl, dated December 22, 2009, by deed from John B. Kohl, of record as Instrument No. 20100212-0011338, Register's Office for Davidson County, Tennessee.

This is improved property known as 3422, 3424, 3426, 3428, 3430, 3432, 3434, and 3436, 33rd Avenue South, Nashville, Tennessee 37203.

129 15 0 022.00 – 919 Percy Warner Boulevard, Nashville, Tennessee 37205

Land in Davidson County, Tennessee, being Lot No. 132, on the Plan of Warner Park Valley, Section 1, as shown on plat of record in plat Book 3600, Page 12, 13, & 14 in the Register's Office for Davidson County, Tennessee.

Said Lot 132 fronts 98 feet on the Westerly side of Percy Warner Boulevard and runs back 150.64 feet in the Northerly line and 186.55 feet on 1the Southerly line, to a dead line in the rear on which it measures 104.37 feet thereon.

Being the same property conveyed to John B. Kohl Living Trust by deed from Scott Keith Edgerton, of record as Instrument No. 20120517-0043033, Register's Office for Davidson County, Tennessee.

This is improved property known as 919 Percy Warner Boulevard, Nashville, Tennessee 37205.

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143 00 0 036.00 – 6922 Highway 70 South, Nashville, Tennessee 37221

PARCEL ONE:

TRACT I: Being Lot No. I on the Plan of E. Porter Property, of record in Book 4715, page 181, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Harding Pike, said point being the southwest corner of A. T. Levine Property; thence South 59 degrees 46' 01" West 190.75 feet along the northerly margin of Harding Pike to a point; thence North 38 degrees 23' 20" West 17.16 feet to a point; thence North 73 degrees 56' 01" West 72.13 feet to a point; thence North 46 degrees 56' 10" 32.56 feet to a point; thence North 16 degrees 59' 16" West 169.01 feet to a point; thence North 59 degrees 46' 01" East 438.73 feet to a post; thence South 10 degrees 07' 47" West 347.56 feet to the point of beginning, containing 2.08 acre, more or less.

TRACT II: A tract of land approximately one mile East of Old Hickory Boulevard bounded on the north by Old Harding Pike on the south by U.S. Highway 70 and being more particularly described as follows:

Beginning at a point in the northerly margin of U.S. Highway 70 at approximately Highway Station 42 and 40; thence leaving said margin North 10 degrees 00 West 10.09 feet to a point in the southerly margin of Old Harding Pike; thence with a southern margin of Old Harding Pike, North 54 degrees 52' East 134.79 feet to a point; thence leaving said margin of Old Harding Pike; South 5 degrees 10' West 40.78 feet to a point in the northerly margin of US Highway 70; thence along U.S. Highway 70 in a westerly direction with a curve to the left having a central angle of 0 degrees 34' 10", a radius of 11,559.16 feet and a tangent of 57.41 feet for a distance of 14.83 feet to the point of beginning, containing 2,647 square feet or 0.06 acres, more or less.

TRACT III: All that portion of the northerly ½ of Old Harding Pike lying between the direct extensions southerly of the most southern westerly line and the easterly line of Lot No. 1 as shown on the plan of the E. Porter Property of record in Book 4715, page 181, said Register's Office, said portion of Old Harding Pike being closed by Metro Council Bill No. 092-303.

PARCEL TWO:

TRACT I: Land in Davidson County, Tennessee, being Lot No. 2, E. Porter Property of record in Book 4715, page 181, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate
legal description.

TRACT II: Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the northerly margin of Old Harding road east of said road's intersection with the north margin of U.S. Highway 70-S and more particularly described as follows:

Beginning at a concrete monument in the northerly margin of Old Harding Road; said monument being the southwest corner of James Underwood of record in Deed Book 8455, page 697, RODCT and recorded in Plat Book 4715, page 181, Register's Office for said county; thence leaving said northerly margin with Underwood's west line, N 19 degrees 19' 50" W 120.31 feet to a point in an old fence; thence with said fence, S 30 degrees 15' 39E, 36.10 feet to an existing iron pin; thence S 29 degrees 23' 28" E 78.69 feet to a corner post in the north margin of Old Harding Road; thence with said margin S 50 degrees 57' 35" W 21.87 feet to the point of beginning, containing 1260 square feet or 0.03 acres, more or less.

TRACT III: All that portion of the northerly Y, of Old Harding Pike lying between the direct extensions southerly of the most southerly westerly line and the easterly line of Lot No. 2 as sown on the Plan of E. Porter property of record in Book 4715, page 181, Register's Office for said county, said portion of Old Harding Pike being closed by Metro Council Bill No. 092-303.

Being the same property conveyed to John B. Kohl and Helen H. Kohl, Trustees of The John B. Kohl Living Trust, established by the Revocable Trust Agreement of John B. Kohl dated December 22, 2009, by deed from Pinnacle National Bank, of record as Instrument No. 20111004-0076888, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
Rights of tenants in possession subject to oral or written leases, to be assigned to purchaser.

Subject to all matters shown on the plan of record in Book 4715, page 181, said Register's Office.

Subject to casement for roadway and wall as referenced in Book 4886, page 848, said Register's Office.

Subject to utility easement contained in Council bill No. 092-303 as referenced in Book 8816, page 759, said Register's Office and closure of Old Harding Pike.

Subject to Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument No. 20081124-0115030, said Register's Office.

Subject to Dedication of Easement for Stormwater Drainage and Appurtenances of record in Instrument No. 20081124-0115045, said Register's Office.

This is improved property known as 6922 Highway 70 South, Nashville, Tennessee 37221.