BILL GARRETT, Davidson County
Trans:T20160008368 DEEDQC
Recvd: 02/01/16 11:19 6 pgs
Fees:32.00 Taxes:0.00

20160201-0009392

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--. Ronald D. Runyeon, 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:
Ronald D. Runyeon and/or Linda Sue Simmons, Trustees 1116 Dog Creek Road Kingston Springs, TN 37082	SAME	091 07 0 078.00 091 08 0 312.00 091 08 0 313.00 091 16 0 027.00 092 09 0 191.00 092 13 0 202.00 104 05 0 195.00

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, Ronald D. Runyeon, hereinafter called the

Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor and the Grantor's spouse, 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 **Ronald D. Runyeon and/or Linda Sue Simmons, Trustees of The Ronald Runyeon & Linda Sue Simmons Living Trust, established by the Revocable Trust Agreement of Ronald D. Runyeon and Linda Sue Simmons 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 properties are quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 26th day of January, 2016.

Ronald D. Runyeon

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 Ronald D. Runyeon, 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.

My Commission Expires: _____

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

_____
Notary Public

EXHIBIT A

Legal Descriptions

(Ron Runyeon, Ronald D. Runyeon, and Ronald Dane Runyeon are one and the same person.)

091 07 0 078.00 – 5402 Tennessee Avenue, Nashville, Tennessee 37209

Land in Davidson County, Tennessee, being Lots 1305 and 1307, PLAN NO. 2 OF WEST NASHVILLE, BLOCK 11, as shown on plat of record in Plat Book 57, Page 172, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ron Runyeon by deed from Elizabeth A. Colwell of record as Instrument No. 20051209-0148213, Register's Office for Davidson County, Tennessee.

This is improved property known as 5402 Tennessee Avenue, Nashville, Tennessee 37209.

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091 08 0 312.00 – 825 40th Avenue North, Nashville, Tennessee 37209

Land lying in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 1 in the Subdivision of Lots Nos. 19 and 20 on the Plan of Clifton, in West Nashville, the plan of said subdivision not being of record.

Said Lot No. 1 is described as follows: Beginning at the southwest corner of Michigan Avenue and Clifton Avenue, thence with the southerly margin of Michigan Avenue westerly 127 feet to the easterly margin of an alley; thence with said alley southerly 82 feet to the corner of Lots Nos. 1 and 2; thence easterly with the line between said two lots 115 feet to the westerly margin of Clifton Avenue; thence with the westerly margin of Clifton Avenue northerly 30 feet to the beginning, Clifton Avenue is now 40th Avenue, North.

Being the same property conveyed to Ronald D. Runyeon by deed from Carnell Barnett, Bobbie Barnett, Nathaniel Brown, Donna Cannon, Nathan Barnett, Sandra Allen, Brenda Allen and Constance Plantt, of record as Instrument No. 20040818-0099869, Register's Office for Davidson County, Tennessee.

This is improved property known as 825 40th Avenue North, Nashville, Tennessee 37209.

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091 08 0 313.00 – 0 40th Avenue North, Nashville, Tennessee 37209

LAND in Davidson County, Tennessee, being the north part of Lot No. 2, Block 19, on the Map of the Resubdivision of Block "R" of the Clifton Plan, partly shown on plan of record in Book 421, page 49, Register's Office for said County.

Said part of Lot No. 2 fronts 20 feet on the west side of 40th Avenue, North and runs back between lines, 115 feet to an alley called for in deeds, and begins at a point 30 feet south of Michigan Avenue.

Being the same property conveyed to Ronald D. Runyeon by deed from Carnell Barnett, Bobbie Barnett, Nathaniel Brown, Donna Cannon, Nathan Barnett, Sandra Allen, Brenda Allen and Constance Plantt, of record as Instrument No. 20040818-0099869, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 0 40th Avenue North, Nashville, Tennessee 37209.

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091 16 0 027.00 – 4500 Park Avenue, Nashville, Tennessee 37209
Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot marked "Exchange Building", on the plan of CHARLOTTE PARK COMPANY'S FIRST ADDITION, as shown on plat of record in Plat Book 57, Page 103, in the Register's Office, Davidson County, Tennessee, described as follows: Beginning on the northerly margin of Park Avenue at the southwest corner of the property conveyed to Mamie Murray by deed from Bessie Lovelace and husband, of record in Book 611, page 648, said Register's Office; thence with the westerly line of said Murray property, northwardly 150 feet; thence westwardly and parallel with the northerly margin of Park Avenue 50 feet to the easterly line of the property formerly owned by Misses Strong; thence with said line, southwardly 150 feet to the northerly margin of Park Avenue; thence with said Avenue, eastwardly 50 feet to the beginning.

Being the same property conveyed to Ronald D. Runyeon by deed from James W. Bryan and wife, Pamela S. Bryan, of record as Instrument No. 20040923-0115067, Register's Office for Davidson County, Tennessee.

This is improved property known as 4500 Park Avenue, Nashville, Tennessee 37209.

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092 09 0 191.00 – 413 37th Avenue North, Nashville, Tennessee 37209

Land in Davidson County, Tennessee, being Lot No. 46 on the Map of the Subdivision of the W.R. Wilson Tract, as of record in Book 332, page 161, Register's Office for said County.

Said Lot No. 46 fronts 50 feet on the westerly side of37th Avenue North, formerly Willie Street, and runs back 143.3 feet on the northerly line and 145.9 feet on the southerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Ron Runyeon also known as Ronald D. Runyeon, by deed from Ken Cunningham and wife, Dana Cunningham, of record as Instrument No. 20030508-0061833, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the plan of record in Book 332, page 161, Register's Office for Davidson County, Tennessee.

This is improved property known as 413 37th Avenue North, Nashville, Tennessee 37209.

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092 13 0 202.00 – 3901 Elkins Avenue, Nashville, Tennessee 37209

Land situated in the County of Davidson, State of Tennessee, described with more particularity as follows:

Being Lot No. 1 of Block No. 25 on the Plan of Charlotte Park Company's Second Addition to Nashville as of record in Book 57, pages 160 and 161, Register's Office for said County.

Said Lot No. 1 fronts 50 feet on the southerly side of Elkins Avenue, formerly Second Avenue, and runs back between parallel lines with the westerly margin of 39th Avenue, North 150 feet to an alley.

Being the same property conveyed to Ronald D. Runyeon by deed from Daniel Michael Tidwell, Deborah Lee Hayes, and Jerry Wayne Tidwell, Jr., of record as Instrument No. 20010629-0069338, Register's Office for Davidson County, Tennessee.

This is improved property known as 3901 Elkins Avenue, Nashville, Tennessee 37209.

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104 05 0 195.00 – 3723 Meadowbrook Avenue, Nashville, Tennessee 37205

Land in Davidson County, Tennessee, being part of Lot No. 430 on the Plan of Richland Realty Company's Division "C" a plan of which is of record in Book 421, Page 31, Register's Office for said County, and described as follows:

Beginning at a point in the southwesterly margin of Meadowbrook Avenue, at the corner of Lots Nos. 429 and 430; thence with the line between said lots southwesterly 77 feet 7 inches to a point; thence leaving the line between said lots, as follows: southwesterly 14 feet 3 inches to a point which is 2 feet 2 inches south of the line between said lots; thence southwesterly 21 feet to a point which is 4 feet 7 inches south of the line between lots; thence southwesterly 17 feet to a point, which is 3 feet 7 inches south of the line between said lots; thence southwesterly parallel to and 3 feet 7 inches south of said line, 92.2 feet more or less to a point in the easterly margin of an alley; thence with the margin of said alley, southeasterly 56 feet 5 inches to a corner of Lots Nos. 430 and 431; thence with the line between said lots, northeasterly 230 feet to the southwesterly margin of Meadowbrook Avenue; thence with the margin of the same, northwesterly 50 feet to the point of beginning.

Being the same property conveyed to Ronald Dane Runyeon by deed from For A Song Properties, LLC, a Tennessee limited liability company, of record as Instrument No. 20101103-0088020, Register's Office for Davidson County, Tennessee.

This is improved property known as 3723 Meadowbrook Avenue, Nashville, Tennessee 37205.