BILL GARRETT, Davidson County
Trans:T20160008368 DEEDQC
Recvd: 02/01/16 11:20 3 pgs
Fees:17.00 Taxes:0.00

20160201-0009393

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--. Linda Sue Simmons, 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 02 0 093.00 091 16 0 309.00 092 13 0 211.00

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, Linda Sue Simmons, 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

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 instrument 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.

Linda Sue Simmons

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 Linda Sue Simmons, 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

091 02 0 093.00 – 1507 61st Avenue North, Nashville, Tennessee 37209

Land in Davidson County, Tennessee, being the north parts of lots 1 and 3 of Block 20 in Cherokee Park Subdivision, as of record in Book 161, page 75, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning on the westerly margin of 61st Avenue North, formerly 20th Street, at a point 120 feet north of the north margin of California Avenue; running thence northerly with the westerly margin of 61st Avenue North 30 feet to an alley; thence westerly with the northerly margin of said alley 100 feet to the line of Lot No. 3; thence southerly with the Easterly line of Lot No. 5, 30 feet to a point; thence easterly on a line parallel with the north margin of California Avenue, 100 feet to the beginning.

Being the same property conveyed to Linda Sue Simmons by deed from Lucy Jeneane Hawks Hall of record as Instrument No. 20020731-0092086, Register's Office for Davidson County, Tennessee.

This is improved property known as 1507 61st Avenue North, Nashville, Tennessee 37209.

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091 16 0 309.00 – 3908 Park Avenue, Nashville, Tennessee 37209

Land in Davidson County, Tennessee, being Lot No. 5 of Block No. 10 on the Plan of Cherokee Park Company's 2nd Addition, as of record in Book 57, pages 160 and 161, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made.

Being the same property conveyed to Linda Sue Simmons by deed from Vivian Bone Kent of record as Instrument No. 20020919-0114415, Register's Office for Davidson County, Tennessee.

This is improved property known as 3908 Park Avenue, Nashville, Tennessee 37209.

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092 13 0 211.00 – 3807 Elkins Avenue, Nashville, Tennessee 37209

Land in Davidson County, Tennessee, being Lot No. 4 and the easterly half of Lot No. 5 of Block 24 in Charlotte Park Company's Second Addition to Nashville, a plan of which is of record in Book 57, pages 160 & 161, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 and part of Lot No. 5 front together 75 feet on the Southerly side of Elkins Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Linda Sue Simmons by deed from Ronald D. Runyeon of record as Instrument No. 20030630-0089804, Register's Office for Davidson County, Tennessee.

This is improved property known as 3807 Elkins Avenue, Nashville, Tennessee 37209.
