BILL GARRETT, Davidson County
Trans:T20160008368 DEEDQC
Recvd: 02/01/16 11:21 7 pgs
Fees:37.00 Taxes:0.00
20160201-0009394

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 0 105.00 091 16 0 025.00 092 13 0 209.00 092 13 0 210.00 104 01 0 403.00 103 06 0A 004.00 103 06 0A 005.00 103 06 0A 006.00 103 06 0A 007.00 103 06 0A 008.00 103 06 0A 009.00 103 06 0A 010.00 103 06 0A 011.00 103 06 0A 013.00	103 06 0A 014.00 103 06 0A 017.00 103 06 0A 018.00 103 06 0A 019.00 103 06 0A 023.00 103 06 0A 024.00 103 06 0A 028.00 103 06 0A 030.00 103 06 0A 032.00 103 06 0A 036.00 103 06 0A 037.00 103 06 0A 042.00 103 06 0A 046.00

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 and Linda Sue

Simmons, hereinafter called the Grantors, for the purpose of transferring both Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of their 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 our hand this 26th day of January, 2016.

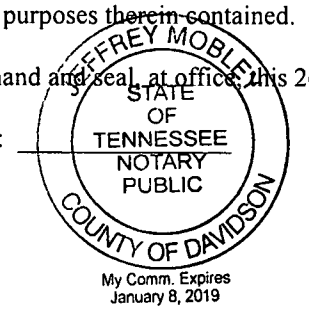
Ronald D. Runyeon

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 Ronald D. Runyeon and Linda Sue Simmons, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons 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: _____

_____
Notary Public

EXHIBIT A

Legal Descriptions

091 02 0 105.00 – 1504 62nd Avenue North, Nashville, Tennessee 37209

Land in Davidson County, Tennessee, being the northerly 75 feet of Lot No. 19 of Block 20 on the Map of Cherokee Park as of record in Book 161, page 75, Register's Office for said County.

Said part of Lot No. 19 fronts 75 feet on the easterly side of 62nd Avenue North, formerly 21st Street and runs back between parallel lines along the south margin of an alley, 50 feet to the west line of Lot No. 17.

Being the same property conveyed to Ronald D. Runyeon and wife, Linda Sue Simmons, by deed from Richard Powell, Jr. and Anna Wilson, husband and wife, of record as Instrument No. 20070326-0036257, Register's Office for Davidson County, Tennessee.

This is improved property known as 1504 62nd Avenue North, Nashville, Tennessee 37209.

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091 16 0 025.00 – 4508 Park Avenue, Nashville, Tennessee 37209

LAND IN DAVIDSON COUNTY, TENNESSEE, BEGINNING ON THE NORTHERLY MARGIN OF PARK AVENUE, FORMERLY FIRST AVENUE, 135 FEET EASTERLY FROM THE EASTERLY MARGIN OF 46TH AVENUE NORTH, FORMERLY 5TH STREET, AS SHOWN OF THE PLAN OF CHARLOTTE PARK COMPANY'S FIRST EDITION, AS OF RECORD IN BOOK 57, PAGE 103, REGISTER'S OFFICE FOR SAID COUNTY BEING THE SOUTHEAST CORNER OF THE P MCF ALLEN HOME PLACE THENCE WITH THE NORTHERLY MARGIN OF PARK AVENUE EASTERLY67 ONE HALF FEET, THENCE AT RIGHT ANGLES NORTHERLY 150 FEET, THENCE AT RIGHT ANGLES WESTERLY 67 ONE HALF FEET TO THE EAST LINE OF SAID ALLEN HOME PLACE THENCE WITH SAID LINE, SOUTHERLY 150 FEET TO THE BEGINNING.

Being the same property conveyed Ronald D. Runyeon and wife, Linda Sue Simmons, by deed from Lois Bible Propst, of record as Instrument No. 20050412-0040511, Register's Office for Davidson County, Tennessee.

This is improved property known as 4508 Park Avenue, Nashville, Tennessee 37209.

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092 13 0 209.00 – 3811 Elkins Avenue, Nashville, Tennessee 37209

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

Being Lot No. 7 and the westerly ½ of Lot No. 6, Block 24, on the Plan of Charlotte Park Company's Addition to Nashville, as of record in Book 57, pages 160 and 161, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 and the westerly ½ of Lot No. 6 front together 75' on the southerly side of Elkins Avenue, formerly Second Avenue, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ronald D. Runyeon and wife, Linda Sue Simmons, by deed from Ronald D. Runyeon and wife, Linda Sue Simmons, of record as Instrument No. 20060721-0088266, Register's Office for Davidson County, Tennessee.

This is improved property known as 3811 Elkins Avenue, Nashville, Tennessee 37209.

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092 13 0 210.00 – 3809 Elkins Avenue, Nashville, Tennessee 37209

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

Being the westerly half of Lot No. 5 and lots Nos. 6 and 7 of Block 24 on the Plan of Charlotte Park Company's Addition to Nashville, as of record in Book 57, pages 160 and 161, Register's Office for said County.

Said westerly half of Lot No. 5 and Lots Nos. 6 and 7 front together 125 feet on the southerly side of Elkins, formerly Second Avenue, and run back between parallel lines 150 feet to an alley.

> Included but excluded in the legal description is Being Lot No. 7 and the westerly ½ of Lot No. 6, Block 24, on the Plan of Charlotte Park Company's Addition to Nashville, as of record in Book 57, pages 160 and 161, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 7 and the westerly ½ of Lot No. 6 front together 75' on the southerly side of Elkins Avenue, formerly Second Avenue, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ronald D. Runyeon and wife, Linda Sue Simmons, by deed from Ronald D. Runyeon and wife, Linda Sue Simmons, of record as Instrument No. 20060721-0088265, Register's Office for Davidson County, Tennessee.

This is improved property known as 3809 Elkins Avenue, Nashville, Tennessee 37209.

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104 01 0 403.00 – 505 Acklen Park Drive, Nashville, Tennessee 37205

Land in Davidson County, Tennessee, being parts of Lots Nos. 9 and 10 on the Plan of Wrenwood, of record in Book 1130, page 55, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of Pilcher Place 1 foot south of the common comer of Lot Nos. 9 and 10; thence with the margin of Pilcher Place, northwardly 60 feet to a point 1 foot south of the common comer of Lots Nos. 10 and 11; thence eastwardly 125 feet, more or less, to a point at the common comer of Lots Nos. 10 and 11, 7 and 8; thence with the line between Lots Nos. 10 and 8; southwesterly 65 feet to the common comer of Lots Nos. 9 and 10; thence westwardly 100 feet, more or less, to the point of beginning.

Being the same property conveyed to Ron Runyeon and wife, Linda Sue Simmons, by deed from Dorothy Jean Heath and husband, Douglas Heath, and Inez S. Nelson, an unmarried woman, of record as Instrument No. 20031124-0170561, Register's Office for Davidson County, Tennessee.

Ron Runyeon and Ronald D. Runyeon are one and the same person.

This is improved property known as 505 Acklen Park Drive, Nashville, Tennessee 37205.

103 06 0A 004.00 – 246 White Bridge Pike, Unit A2, Nashville, Tennessee 37209
103 06 0A 007.00 – 246 White Bridge Pike, Unit A3, Nashville, Tennessee 37209
103 06 0A 008.00 – 246 White Bridge Pike, Unit A4, Nashville, Tennessee 37209
103 06 0A 005.00 – 246 White Bridge Pike, Unit A5, Nashville, Tennessee 37209
103 06 0A 006.00 – 246 White Bridge Pike, Unit A6, Nashville, Tennessee 37209
103 06 0A 009.00 – 246 White Bridge Pike, Unit A7, Nashville, Tennessee 37209
103 06 0A 010.00 – 246 White Bridge Pike, Unit A8, Nashville, Tennessee 37209
103 06 0A 013.00 – 246 White Bridge Pike, Unit B1, Nashville, Tennessee 37209
103 06 0A 014.00 – 246 White Bridge Pike, Unit B2, Nashville, Tennessee 37209
103 06 0A 017.00 – 246 White Bridge Pike, Unit B3, Nashville, Tennessee 37209
103 06 0A 018.00 – 246 White Bridge Pike, Unit B4, Nashville, Tennessee 37209
103 06 0A 019.00 – 246 White Bridge Pike, Unit B7, Nashville, Tennessee 37209
103 06 0A 011.00 – 246 White Bridge Pike, Unit B9, Nashville, Tennessee 37209
103 06 0A 023.00 – 246 White Bridge Pike, Unit C5, Nashville, Tennessee 37209
103 06 0A 024.00 – 246 White Bridge Pike, Unit C6, Nashville, Tennessee 37209
103 06 0A 028.00 – 246 White Bridge Pike, Unit C8, Nashville, Tennessee 37209
103 06 0A 030.00 – 246 White Bridge Pike, Unit D2, Nashville, Tennessee 37209
103 06 0A 032.00 – 246 White Bridge Pike, Unit D6, Nashville, Tennessee 37209
103 06 0A 036.00 – 246 White Bridge Pike, Unit D8, Nashville, Tennessee 37209
103 06 0A 037.00 – 246 White Bridge Pike, Unit E1, Nashville, Tennessee 37209
103 06 0A 042.00 – 246 White Bridge Pike, Unit E4, Nashville, Tennessee 37209
103 06 0A 046.00 – 246 White Bridge Pike, Unit F2, Nashville, Tennessee 37209

Land in Davidson County, Tennessee being Unit Nos. A-2, A-3, A-4, A-5, A-6, A-7, A-8, B-1, B-2, B-3, B-4, B-7, B-9, C-5, C-6, C-8, D-2, D-6, D-8, E-1, E-4, and F-2, Dunham's Station Condominiums, as established by Master Deed of record in Book 6697, Page 901, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ronald D. Runyeon and Linda Sue Simmons by deed from Dunham's Station Condos, LLC, of record as Instrument No. 20080602-0056098, Register's Office for Davidson County, Tennessee.

These are improved properties known as 246 White Bridge Pike, Units A2, A3, A4, A5, A6, A7, A8, B1, B2, B3, B4, B7, B9, C5, C6, C8, D2, D6, D8, E1, E4, and F2, Nashville, Tennessee 37209.