BILL GARRETT, Davidson County
Trans:T20160014389 DEEDQC
Recvd: 02/22/16 12:02 4 pgs
Fees:22.00 Taxes:0.00
20160222-0016614

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--. Dennis T. Delaney, Affiant Subscribed and sworn to before me, this 16th day of February, 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:
Dennis T. Delaney and/or Catherine C. Delaney, Trustees 614 Lynwood Boulevard Nashville, Tennessee 37205	SAME	Map 130 0 030 Parcel 099.00

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, Dennis T. Delaney and Catherine C. Delaney, Trustees of the Catherine C. Delaney Living Trust dated December 30, 2010, hereinafter

called the Grantors, for the purpose of transferring the 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 the Grantors' 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 **Dennis T. Delaney and/or Catherine C. Delaney, Trustees of The Dennis & Catherine Delaney Living Trust, established by the Revocable Trust Agreement of Dennis T. Delaney and Catherine C. Delaney dated February 16, 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.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 16th day of February, 2016.

Dennis T. Delaney

Catherine C. Delaney

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 Dennis T. Delaney and Catherine C. Delaney, 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 16th day of February, 2016.

My Commission Expires: _____

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

_____
Notary Public

EXHIBIT A--Legal Description

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

Parcel A:

Land in the 7th Civil District of Davidson County, Tennessee, being parts of Lots Nos. 204 and 223 on the Plan of a part of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, described together as follows:

Beginning on the easterly margin of Lynwood Boulevard at an iron pin in concrete at the corner of Lots Nos. 203 and 204; thence with the easterly margin of said Boulevard southwardly 155.3 feet to the northwest corner of the property conveyed to Frances Orr Vance by deed from Mary Dozier Vess and husband, of record in Book 1491, page 387, said Register's Office; said point being 45.87 feet north of the corner of Lots Nos. 204 and 205; thence with the northerly line of said Vance property South 77 degrees 15 minutes East 223.8 feet to Vance's northeast corner, continuing in the same direction 84.8 feet, in all 308.6 feet to an iron pin; thence North 6 degrees 40 minutes East 198.7 feet to an iron pin on the northerly line of Lot No. 223; thence with said line North 86 degrees 45 minutes West 75.3 feet to the corner of Lots Nos. 204 and 223; continuing in the same direction and with the northerly line of said Lot No. 204, 210.6 feet, in all 285.9 feet to the beginning.

Parcel B:

Being parts of Lots Nos. 222 and 223 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, Tennessee, and being shown as part of an unnumbered tract, lying west of Lots 1, 2 and 3, on the Map of Royal Oaks-Veevers' Addition, as of record in Book 3083, page 13, said Register's Office, and described as follows:

Beginning at the southwest corner of Lot No. 1 of said Veevers' Addition; thence westerly on a continuation of the southerly line of Lot 1, 155.9 feet to a point; thence northerly 237.5 feet to a point; thence easterly 136.4 feet to a point in the westerly line of Lot 3; thence with the westerly line of Lots 3, 2 and 1, southerly 246.1 feet to the point of beginning.

This conveyance is made subject to the matters shown on the Plan of record in Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee.

All being the same property conveyed to the Catherine C. Delaney Living Trust by deed from Catherine C. Delaney, of record as Instrument No. 20110120-0005342, Register's Office for Davidson County, Tennessee.

This is improved property known as 614 Lynwood Boulevard, Nashville, Tennessee 37205.