BILL GARRETT, Davidson County
Trans:T20160019704 DEEDQC
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Fees:48.00 Taxes:1108.06
20160310-0023008

X-0161A
Box #14

THIS INSTRUMENT PREPARED BY:

ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Mary Ann Harris, Trustee, and Roberta Green Wheeler, Trustee c/o Mary Ann Harris 1051 Lynnwood Boulevard Nashville, TN 37215	New Owner	10507007600 10507007400 11803006000 10503005400 10503000700 10503000800 11803006100

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned James Regan Green (hereinafter the "Grantor"), by these presents does transfer and quitclaim to Mary Ann Harris, Trustee of the Mary Regan Green GST Trust fbo Mary Green Harris and Roberta Green Wheeler, Trustee of the Mary Regan Green GST Trust fbo Roberta Wheeler, equally as tenants in common (hereinafter collectively called the "Grantees"), their heirs, successors and assigns, all of Grantor's interest in certain tracts or parcels of land in Davidson County, State of Tennessee, described in Exhibits A,B,C,D,E,F and G hereto attached.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record. These properties are commercial properties and have not served as a residence for Grantor or Grantor's spouse.

This Quitclaim Deed has been executed and delivered by the Grantor to transfer and convey his interest in the above described properties to the within named Grantees. The parties have agreed to transfer title by quitclaim deed in recognition of the lack of knowledge on the part of the Grantor as to the ownership and title history of these properties. The properties transferred and conveyed hereby were part of an inheritance received by the Grantor, as evidenced by an Executor's Quitclaim Deed recorded immediately prior to this Quitclaim Deed. The said James Regan Green does hereby confirm that he intends to, and hereby has, conveyed all interest owned by him in any of the above described properties to the within named Grantees.

IN WITNESS WHEREOF, this instrument has been executed this 4th day of March, 2016.

James Regan Green

STATE OF ~~TEXAS~~ Tennessee]
COUNTY OF Knoxville]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Regan Green, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 4 day of March, 2016.

MACKENSIE RUSSELL NOTARY PUBLIC AT LARGE KNOX COUNTY, TENN

Mackensie Russell
Notary Public
My Commission Expires: Oct. 8 2019

STATE OF Tennessee]
COUNTY OF Davidson]

The actual consideration for this transfer is $299,475.00.

Affiant

Subscribed and sworn to before me this 8th day of March, 2016.

CORYLYN S. PRIEST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Corylyn S. Priest
Notary Public
My commission expires: 7/8/2019

Exhibit A

Legal Description for 521 Hagan Street, Nashville, Tennessee
[M/P 10507007600 (Davidson)]

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 43, and the northerly 39 feet of Lot No. 42 on the Plan of Hagan and Merritt's Re-subdivision of part of the Merritt Lands, as of record in Book 161, page 49, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Said Lot No. 43 and the northerly 39 feet of Lot No. 42 front together 89 feet on the easterly side of Hagan Street and run back between parallel lines 164 feet to an alley.

The interest herein conveyed was assigned and/or conveyed to the within named Grantor by Quitclaim Deed from Mary Ann Green Harris, Executrix of The Estate of Mary Regan Green joined by Mary Ann Green Harris, an Individual, Ellen Green Tipton, Roberta Green Wheeler and James Regan Green, recorded as Instrument No. 20160310-0023007, Register's Office for Davidson County, Tennessee.

Exhibit B

Legal Description for 527 Hagan Street, Nashville, Tennessee
[M/P 10507007400 (Davidson)]

Two tracts of land in Davidson County, State of Tennessee, described as follows:

First tract:

BEING the westerly 100 feet of Lot Nos. 40 and 41 and the westerly 100 feet of the southerly 11 feet of Lot No. 42 on the map of Hagan & Merritt's Re-subdivision of part of the Merritt Lands, as of record in Book 161, page 49, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the Northeast corner of Hagan Street and Merritt Avenue, being the Southwest corner of Lot No. 40, thence, with the easterly margin of Hagan Street northwardly 100 feet; thence, easterly, parallel with Merritt Avenue 100 feet to the westerly margin of an alley; thence, with the westerly margin of said alley, southwardly 100 feet to the northerly margin of said avenue; thence, with the northerly margin of said avenue, westwardly 100 feet to the beginning, of record in Book 1157, page 317, Register's Office for Davidson County, Tennessee.

Second tract:

BEING the easterly 50 feet of Lot Nos. 40 and 41 and the easterly 50 feet of the southerly 11 feet of Lot No. 42 on the map of Hagan & Merritt's Re-subdivision of part of the Merritt Lands, as of record in Book 161, page 49, Register's Office for Davidson County, Tennessee. Said part of said Lot Nos. 40, 41, and 42 front 50 feet on the northerly side of Merritt Avenue and runs back 100 feet on the easterly line, with the westerly margin of an alley and 100 feet on the westerly line with the easterly margin of another alley dedicated to the public by Deed from Bernie Rich and Henry Mills, to William Carr, of record in Book 236, page 129, said register's office, to a dead line, measuring 50 feet thereon.

The interest herein conveyed was assigned and/or conveyed to the within named Grantor by Quitclaim Deed from Mary Ann Green Harris, Executrix of The Estate of Mary Regan Green joined by Mary Ann Green Harris, an Individual, Ellen Green Tipton, Roberta Green Wheeler and James Regan Green, recorded as Instrument No. 20160310-0023007, Register's Office for Davidson County, Tennessee.

Exhibit C

Legal Description for 2532 Bransford Avenue, Nashville, Tennessee
[M/P 11803006000 (Davidson)]

LAND in Davidson County, Tennessee, being Lot No. 5 on the Plan of Bransford Industrial Park, of record in Book 4675, Page 72, Register's Office for said County, described as follows:

Said Lot No. 5 fronts 105 feet on the easterly margin of Bransford Avenue and extends back 138.32 feet on the northerly line and 138.81 feet on the southerly line to a dead line in the rear measuring 137.34 feet.

The interest herein conveyed was assigned and/or conveyed to the within named Grantor by Quitclaim Deed from Mary Ann Green Harris, Executrix of The Estate of Mary Regan Green joined by Mary Ann Green Harris, an Individual, Ellen Green Tipton, Roberta Green Wheeler and James Regan Green, recorded as Instrument No. 20160310-0023007, Register's Office for Davidson County, Tennessee.

Exhibit D

Legal Description for 1029 3rd Avenue South, Nashville, Tennessee
[M/P 10503005400 (Davidson)]

Tract 1:

LAND in Davidson County, Tennessee, being part of Lot No.73, on the Isaac Paul Plan, of record in Plan Book 1, Page 134, Chancery Court at Nashville, and part of the Holt Property lying at the rear of said Lot 73, of record in Plan Book 1, Page 28, said Chancery Court, described as follows:

BEGINNING in the westerly margin of Third Avenue South, formerly South College Street, at its intersection with the southerly margin of Cameron Avenue, said corner being 51 feet southwardly from the southeast corner of Lot No. 71 in said Isaac Paul Plan; thence westerly along the southerly margin of Cameron Avenue, 143.4 feet, more or less, to the easterly margin of an alley 12 feet wide; thence with the easterly margin of said alley, southerly, parallel with Third Avenue South, 37.6 feet, more or less, to a point in said alley; thence easterly 144.15 feet, more or less, to the westerly margin of Third Avenue South; thence with same northerly 35 feet, more or less, to the BEGINNING.

Tract 2:

LAND in Davidson County, Tennessee, being the northerly part of Lot No. 74 and the southerly part of Lot No. 73 on the Plan of Paul's Elysian Grove, as of record in Plan Book 1, Page 134, Chancery Court at Nashville, and that part of the Holt property lying immediately in the rear of said parts of said Lot Nos. 73 and 74, as of record in Plan Book 1, Page 28, said Chancery Court, described together as follows:

BEGINNING on the westerly margin of the Third Avenue South, at the northeast corner of property conveyed to R. C. Cundiff, Jr. et ux by deed from Augusta Hasslock et al. of record in Book 1092, Page 101, Register's Office for said County; thence with said Avenue northwardly 49 ½ feet, more or less, to the southeast corner of the property conveyed to Porter Prater et ux, by deed from Stanley W. Luster, of record in Book 1349, Page 555, said Register's Office; thence with Prater's southerly line westwardly 144 feet, more or less, to the easterly margin of an alley; thence with said alley southwardly 49 ½ feet, more or less, to Cundiff's northwest corner; thence with his northerly line eastwardly 144 feet, more or less, to the BEGINNING.

The interest herein conveyed was assigned and/or conveyed to the within named Grantor by Quitclaim Deed from Mary Ann Green Harris, Executrix of The Estate of Mary Regan Green joined by Mary Ann Green Harris, an Individual, Ellen Green Tipton, Roberta Green Wheeler and James Regan Green, recorded as Instrument No. 20160310-0023007 Register's Office for Davidson County, Tennessee.

Exhibit E

Legal Description for 1032 4th Avenue South, Nashville, Tennessee
[M/P 10503000700 (Davidson)]

LAND in Davidson County, Tennessee, being the northerly 35 feet of Lot No. 2 on the Plan of the Holt Property, as of record in Plan Book 1, Page 28, Chancery Court at Nashville.

SAID part of Lot No. 2 fronts 35 feet on the easterly side of Fourth Avenue South, formerly Cherry Street, and runs back 132 feet, more or less, on the southerly line and 131.85 feet on the northerly line, with the southerly margin of Cameron Avenue, to an alley measuring 35 feet thereon.

The interest herein conveyed was assigned and/or conveyed to the within named Grantor by Quitclaim Deed from Mary Ann Green Harris, Executrix of The Estate of Mary Regan Green joined by Mary Ann Green Harris, an Individual, Ellen Green Tipton, Roberta Green Wheeler and James Regan Green, recorded as Instrument No. 20160310-0023007, Register's Office for Davidson County, Tennessee.

Exhibit F

Legal Description for 1034 4th Avenue South, Nashville, Tennessee
[M/P 10503000800 (Davidson)]

LAND in Davidson County, Tennessee, being the southerly 12.6 feet of Lot No. 2 and the northerly 22.4 feet of Lot No. 3 on the Plan of the Holt's Addition to South Nashville, as of record in Plan Book 1, Page 28, Chancery Court at Nashville.

SAID parts of Lot Nos. 2 and 3 front together 35 feet on the easterly side of Fourth Avenue South, formerly Cherry Street, and run back between parallel lines 132 feet, more or less, to an alley.

The interest herein conveyed was assigned and/or conveyed to the within named Grantor by Quitclaim Deed from Mary Ann Green Harris, Executrix of The Estate of Mary Regan Green joined by Mary Ann Green Harris, an Individual, Ellen Green Tipton, Roberta Green Wheeler and James Regan Green, recorded as Instrument No. 20160310-0023007, Register's Office for Davidson County, Tennessee.

Exhibit G

Legal Description for 2538 Bransford Avenue, Nashville, Tennessee
[M/P 11803006100 (Davidson)]

LAND in Davidson County, Tennessee, being Lot No. 6, on the Plan of Bransford Industrial Park, of record in Book 4675, Page 72, Register's Office for Davidson County, Tennessee, further described as follows:

BEGINNING at a point in the northerly margin of Ligon Drive, at a corner common to both Lot Nos. 6 and 7 on said Plan; thence northerly with a line between Lot Nos. 6 and 7 and part of the westerly line of Lot No. 8, 177.04 feet to a point at the southeast corner of Lot No. 5; thence westerly with the line between Lot Nos. 5 and 6, 138.81 feet to a point in the easterly margin of Bransford Avenue; thence with said margin of Bransford Avenue, southerly 135.42 feet to a point, the beginning of a curve with a radius of 25 feet; thence southeasterly around said curve 39.27 feet to a point in the northerly margin of Ligon Drive; thence with said margin of Ligon Drive, easterly 139.35 feet to the point of BEGINNING.

The interest herein conveyed was assigned and/or conveyed to the within named Grantor by Quitclaim Deed from Mary Ann Green Harris, Executrix of The Estate of Mary Regan Green joined by Mary Ann Green Harris, an Individual, Ellen Green Tipton, Roberta Green Wheeler and James Regan Green, recorded as Instrument No. 20160310-0023007, Register's Office for Davidson County, Tennessee.