QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF March, 2016.

Notary Public

MY COMMISSION EXPIRES: 3618
(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mary Frances Rudy	**Mary Frances Rudy**	
(NAME)	(NAME)	
2012 21st Avenue South	**2012 21st Avenue South**	**09115008800**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Nashville, TN 37212**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MARY FRANCES RUDY, TRUSTEE OF THE LILY HURT LIVING TRUST,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MARY FRANCES RUDY, UNMARRIED** hereinafter called the Grantee, its successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Block No. 14 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee, being Parcel "C" on the unrecorded subdivision of part of said Block No. 14, described according to a survey made by Ralph W. C. Lambert, Surveyor, dated April 18, 1953, as follows: Beginning at an iron pin, the Northeast corner of 54th Avenue North, formerly Richland Avenue, and Dakota Avenue; thence with the Easterly margin of 54th Avenue North, Northwardly 54 feet to an iron pin; thence Eastwardly 120.5 feet to the Westerly line of the property conveyed to K. A. Berry and wife, by Deed from Tennessee Property Company, of record in Book 981, Page 294, said Register's Office; thence with said line, Southwardly 54 feet to an iron pin on the Northerly margin of Dakota Avenue, thence with said avenue, Westwardly 102.5 feet to the beginning.

Being the same property conveyed to Mary Frances Rudy, Trustee of the Lily Hurt Living Trust by Warranty Deed from Patricia Stewart, unmarried, recorded on the 11th day of March, 2013 in Instrument No. 20130311-0023805, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is
( ) unimproved
(X) improved
property known as: **230 B 54th Avenue North, Nashville, Tennessee 37209**
(House Number) (Street) (P.O.Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160024392 DEEDQC
Recvd: 03/28/16 09:42 3 pgs
Fees:17.00 Taxes:0.00
20160328-0028411

Witness my/our hand(s) this the 24 day of March, 2016.

Mary Frances Rudy, Trustee

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Frances Rudy as Trustee of the Lily Hurt Living Trust, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24 day of March, 2016.

Notary Public

My Commission Expires: 3-6-18

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-515-3520

Bridgett Kelly Collins, a/k/a Bridgett Edmondson, a/k/a Bridgett Kelly Edmondson, Beneficiary of the Lily Hurt Living Trust a/k/a the Lily Hurt Trust joins in this instrument to convey any and all interest she may have in the subject property.

Bridgette Kelly Collins

Bridgette Kelly Collins

STATE OF Mass

COUNTY OF Middlesex

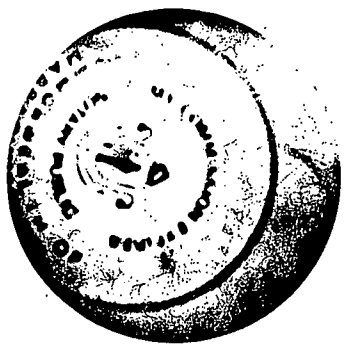
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Bridgette Kelly Collins, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of March, 2016.

Nancy D. Zaccone

Notary Public

My Commission Expires:



Nancy D. Zaccone
Notary Public, Massachusetts
My Commission Expires June 5, 2020