BILL GARRETT, Davidson County
Trans:T20160026311 DEEDQC
Recvd: 04/01/16 09:06 3 pgs
Fees:17.00 Taxes:0.00
20160401-0030819

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--. William C. Alford, Jr. William C. Alford, Jr., Trustee, Affiant Subscribed and sworn to before me, this 13th day of November, 2015. Notary Public My Commission Expires:

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

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
William C. Alford, Jr., Trustee 402 Ellendale Avenue Nashville, Tennessee 37205	SAME	116 11 0 022.00

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, **William C. Alford, Jr.**, 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, 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 **William C. Alford, Jr. and/or David Tanley Alford, Trustees of The William C. Alford, Jr. Living Trust, established by the Revocable Trust Agreement of William C. Alford, Jr. dated November 13, 2015**, 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 my hand this 13th day of November, 2015.

William C. Alford, Jr.
William C. Alford, Jr.

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 William C. Alford, Jr., 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 13th day of November, 2015.

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

My Commission Expires: _____

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 9 and the northerly 30 feet of lot No.8, and westerly 50 feet of Lot 12, of Block "D" on the Map of Honeywood Subdivision, not of record, described according to a survey made by W. H. Southgate, Surveyor, July, 1931, as follows:

Beginning at a point in the easterly margin of Ellendale Avenue 200 feet south of the southeast intersection of said Avenue and Malone Avenue, the common corner of lots Nos. 9 and 10; thence with the line between said two lots easterly 225 feet to the corner of lots Nos. 9, 10, 11 and 12; thence with the line between lots Nos. 11 and 12, easterly 50 feet to the northwest corner of the property conveyed to Joseph H. Allen, Jr., and wife, by deed from Winnie Davis Evans, of record in Book 3865, page 514, Register's Office for said County; thence with said Allen's westerly line, southerly 200 feet; thence westerly 50 feet to the corner of lots Nos. 8, 9, 12 and 13; thence with the line between lots Nos. 8 and 13 southerly 30 feet to the northeast corner of the property conveyed to Emmons H. Woolwine and wife, by deed from Ruby English, of record in book 1077, page 246, Register's Office for said County; thence with Woolwine's northerly line westerly 225 feet to the easterly margin of Ellendale Avenue; thence with the easterly margin of said Avenue northerly 230 feet to the beginning. Being the same real property conveyed to John H. Leinart and wife, Rosemary Leinart, a 1/2 undivided interest, and Rosemary Leinart, a 1/2 undivided interest, by deed from James I. Vance Berry, Trustee, of record in Book 4202, page 84, Register's Office for said County, and John H. Leinart conveyed his interest in premises to Rosemary Leinart, by deed of record in Book 4234, page 835, said Register's Office.

Being the same property conveyed to William C. Alford, Jr. and wife, Helen T. Alford, by deed from John H. Leinart and wife, Rosemary Leinart, of record in Book 4522, page 774, Register's Office for Davidson County, Tennessee.

Helen T. Alford died on September 11, 2006.

This is improved property known as 402 Ellendale Avenue, Nashville, Tennessee 37205.