BILL GARRETT, Davidson County
Trans:T20160030393 DEEDQC
Recvd: 04/14/16 13:39 3 pgs
Fees:17.00 Taxes:0.00

20160414-0035813

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--. Charles F. Monk, Trustee, Affiant Subscribed and sworn to before me, this 7th day of April, 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:
Charles F. Monk and/or Royce W. Monk, Trustees 3001 Hobbs Road Nashville, Tennessee 37215	SAME	104 08 0 299.00 131 01 0 034.00

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, Charles F. Monk and Royce W. Monk, as equal tenants in common, 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 **Charles F. Monk and/or Royce W. Monk, Trustees of The Charles & Royce Monk Living Trust, established by the Revocable Trust Agreement of Charles F. Monk and Royce W. Monk dated April 7, 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 property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 7th day of April, 2016.

Charles F. Monk

Royce W Monk

Royce W. Monk

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles F. Monk and Royce W. Monk, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of April, 2016.

My Commission Expires: _____

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

Notary Public

EXHIBIT A

Legal Descriptions

104 08 0 299.00 – 1506 17th Avenue South, Nashville, Tennessee 37212

LAND IN DAVIDSON COUNTY, TENNESSEE; BEING PART OF LOT 47 IN O.B. HAYES PLAN OF LARGE LOTS, CALLED ROKEBY A PLAN OF WHICH IS OF RECORD IN BOOK 21, PAGE 87, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF 17TH AVE SOUTH, FORMERLY ADDISON STREET 3 FEET NORTH OF THE CORNER OF LOT NO. 47 AND 54; THENCE WITH THE EASTERLY MARGIN OF SAID AVE., NORTHWARDLY 57.4 FEET, MORE OR LESS, TO AMY ROSE'S SOUTHWEST CORNER; THENCE WITH HER SOUTH LINE, EASTWARDL Y 156 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY, SOUTHWESTERLY 57.4 FEET, MORE OR LESS TO A POINT 3 FEET NORTH OF THE LINE BETWEEN SAID LOTS 47 AND 54; THENCE WESTERLY AND PARALLEL WITH SAID LINE, MORE OR LESS, TO THE BEGINNING.

Being the same property conveyed to Charles F. Monk and Royce W. Monk, as equal tenants in common, by deed from Charles F. Monk, of record as Instrument No. 20101217-0100562, Register's Office for Davidson County, Tennessee.

This is improved property known as 1506 17th Avenue South, Nashville, Tennessee 37212.

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131 01 0 034.00 – 3001 Hobbs Road, Nashville, Tennessee 37205

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Russwood Heights, of record in Book 2133, pages 12 and 13, Registers office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Hobbs Road, said point being the common corner of Lots Nos. 4 and 5 on said plan; thence in an easterly direction with the southerly margin of said Road, 130.9 feet to a point, the beginning of a curve; thence, around said curve to the right having a radius of 25 feet, 39.5 feet to a point in the westerly margin of Trimble Road; thence, in a southerly direction with the westerly margin of Trimble Road, 237.1 feet to a point, the common corner of Lots Nos. 5 and 6, 156 to a point, the common comer of Lots Nos. 4 and 5, on said Plan; thence, northerly with the line between Lots Nos. 4 and 5, 260 feet to the point of beginning.

Being the same property conveyed to Royce W. Monk and Charles F. Monk, as equal tenants in common, by deed from Royce W. Monk, of record as Instrument No. 20101217-0100561, Register's Office for Davidson County, Tennessee.

This is improved property known as 3001 Hobbs Road, Nashville, Tennessee 37215.
