BILL GARRETT, Davidson County
Trans:T20160031498 DEEDQC
Recvd: 04/18/16 14:04 4 pgs
Fees:22.00 Taxes:0.00

20160418-0037220

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--. Paul Michael Bates, Affiant Subscribed and sworn to before me, this 9th day of April, 2016. Notary Public My Commission Expires: January 8, 2019

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
Paul Michael Bates, Trustee 1103 McAlpine Avenue Nashville, Tennessee 37216	SAME	061 11 0 264.00 061 11 0 268.00 061 11 0 278.00

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, **Vivian R. Bates**, 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 **Paul Michael Bates, Trustee of the Vivian R. Bates Living Trust, established by the Revocable Trust Agreement of Vivian R. Bates dated April 9, 2016**, as amended and restated from time to time, and to his successors in trust and assigns, with full power to sell, transfer, mortgage and convey without signature of any beneficiary.

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 my hand this 9th day of April, 2016.

Vivian R. Bates

Vivian R. Bates

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 Vivian R. Bates, 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 9th day of April, 2016.

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

My Commission Expires: _____

Notary Public

EXHIBIT A

Legal Descriptions

061 11 0 264.00 – 0 McAlpine Avenue, Nashville, Tennessee 37216
061 11 0 268.00 – 1103 McAlpine Avenue, Nashville, Tennessee 37216
061 11 0 278.00 – 4102 Gallatin Pike, Nashville, Tennessee 37216

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

TRACT I: Being the northerly part of the easterly 226.2 feet of Lot B on the Kennedy and Graves Plan of Monte Vista, as of record in book 421, page 143, Register's Office for Davidson County,
Tennessee, and more particularly described according to an unrecorded survey of Ralph W. C. Lambert of April 26, 1952, as follows:

Beginning at a point on the common line between the Robert O. Ray property and the John A. Ramsey property, lying on the north side of McAlpine Avenue, said point being 155 feet north of the north margin of McAlpine Avenue; thence northerly 19 degrees 45 min. west 213.5 feet to a point, being the northeast corner of the Ramsey property; thence south 62 degrees 30 min. east 226.2 feet to a pin in the northeast corner of said Lot B; thence south 213.5 feet to an iron pin; thence north 62 degrees 30 min. west 262.2 feet to the point of beginning.

TRACT II: Being a part of Lot B on the Map of Kennedy & Graves Plan of Monte Vista, of record in book 421, page 143, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point on the common line between the lot conveyed to John A. Ramsey and wife, Carmen B. Ramsey to Earl B. Bates and Wilburn L. Bates, of record in book 2083, page 2, Register's Office for Davidson County, Tennessee, and the lot formerly owned by C. C. Woolard and wife, Ava Elizabeth Woolard which was conveyed to Earl B. Bates and Wilburn L. Bates and Bessie Mae Bates by deed from C. C. Woolard and wife as of record in book 1783, page 212, said Register's Office thence northerly 25 degrees 45 min. east 213.5 feet to an iron pin; thence south 62 degrees 30 min. east 164.5 feet to a point; thence southerly 18 degrees 45 min. west 203.5 feet to a point; thence westerly to the point of beginning, and along the northerly line of the property formerly conveyed to Oscar Barrett and wife, Leola Barrett and R. O. Ray and wife, Winifred O. Ray, 199.5 feet to the point of beginning.

TRACT III: Being Lots Nos. 3-A, 3-B, 4-A and 4-B on the Drawing of the Resubdivision of the subdivision of the westerly parts of Lot "B" on the Kennedy & Graves Plan of Monte Vista, as of record in Book 421, page 143, Register's Office for Davidson County, Tennessee, as set out in an original survey by Ralph W. C. Lambert, dated December 4, 1948.

Said lots together front 100 feet on the easterly side of Gallatin Road and run back between parallel lines 90 feet to a 15-foot alley on which they measure 100 feet.

Being the same property conveyed to Wilburn Leon Bates by deed from Bessie Mae Bates, of record in Book 2924, page 211, and corrected in Book 4163, page 744, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Wilburn Leon Bates and wife, Vivian Rose Bates, by deed from John J. Nanni, Trustee, of record in Book 2929, 171, Register's Office for Davidson County, Tennessee.

Vivian Rose Bates and Vivian R. Bates are one and the same person.

Wilburn Leon Bates died on January 18, 2002.

This is unimproved property known as 0 McAlpine Avenue, Nashville, Tennessee 37216, and improved property known as 1103 McAlpine Avenue and 4102 Gallatin Pike, Nashville, Tennessee 37216.