Davidson County DEEDQC
Recvd: 04/18/16 16:06 4 pgs
Fees:23.00 Taxes:245.69
20160418-0037434

THIS INSTRUMENT PREPARED BY:

X-0161C
Box #14

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	09314002900

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 a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A hereto attached.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record. This property is commercial property and has 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 property 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 this property. The property transferred and conveyed hereby was 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 the above described property to the within named Grantees.

IN WITNESS WHEREOF, this instrument has been executed this 14th day of April, 2016.

James Regan Green

STATE OF Tennessee]
COUNTY OF Knox]

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 14th day of April, 2016.

Ian McCormack

Notary Public
My Commission Expires: 10/8/19

IAN McCORMACK NOTARY PUBLIC AT LARGE KNOX COUNTY, TN

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration for this transfer is $66,402.00.

Affiant

Subscribed and sworn to before me this 18 day of April, 2016.

Notary Public
My commission expires:

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

Exhibit A

Legal Description for 609 9th Avenue South, Nashville, TN
[M/P 09314002900 (Davidson)]

Part 1:

LAND in Davidson County, Tennessee, being the north part of Lot No. 22 on the Plan of Bass First Addition, as of record in Book 21, page 114, said Register's Office, described according to a survey prepared by Barge, Waggoner & Sumner, Engineers, dated September 30, 1969, as follows:

Said lot fronts 30 feet on the west side of 9th Avenue South, as to be widened and extends back between parallel lines, 140 feet to an alley.

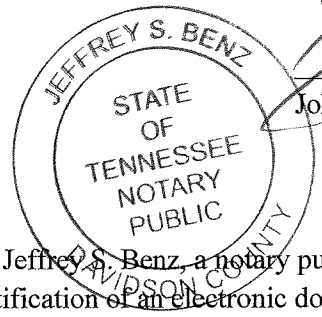
Part 2:

LAND in Davidson County, Tennessee, being Lot Nos. 20 and 21, and 6 inches off the south side of Lot No. 19 in the John M. Bass First Addition to Nashville, a plan of which is of record in Book 21, page 114, Register's Office for Davidson County, Tennessee. Said property is further described as follows:

Said lots and part of said lot front together 96 ½ feet on the west side of Conner Street and run back, between parallel lines, 150 feet to a fifteen-foot 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, Ellen Green Tipton, Roberta Green Wheeler and James Regan Green each as an individual, also joined by Mary Ann Green Harris, Ellen Green Tipton, Roberta Green Wheeler and James Regan Green, each as Successor Trustees of the Trust created U/W of James P. Regan, said Quitclaim Deed having been recorded as Instrument No. 20160418-0037433, Register's Office for Davidson County, Tennessee.

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019