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THIS INSTRUMENT PREPARED BY:

GLENN S. MACBETH, Attorney at Law
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Sara Hall Cetas
317 Blue Hills Drive
Nashville, TN 37214

SEND TAX BILLS TO: SAME

BILL GARRETT, Davidson County
Trans:T20160039815 DEEDQC
Recvd: 05/12/16 13:46 3 pgs
Fees:17.00 Taxes:0.00
20160512-0047516

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND GLENN S. MACBETH, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL. WHEN EXECUTED THIS DOCUMENT SHOULD BE PROMPTLY RECORDED IN THE REGISTER OF DEEDS OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED.

QUITCLAIM DEED

Map No. 095 070 0; Parcel No. 094.00

THIS INSTRUMENT made and entered into on this the 25th day of April, 2016, by and between **MELANIE HALL KELLY, being an heir-at-law and surviving issue of JAMES JACKSON HALL, deceased** ("Grantor"), and **SARA HALL CETAS**, ("Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor conveys, transfers, releases, relinquishes, and quitclaims unto Grantee, Grantee's heirs and assigns, all Grantors' right, title and interest in and to the following described real estate, to wit:

LAND in Davidson County, Tennessee, being all of Lot No. 54, the southerly one-half of Lot No. 53 on the Map of Merry Oaks, as of record in Book 1835, Pages 67 and 68, and part of Lot No. 1, on the Plan of Merry Oaks, Section 4, as of record in plan Book 2330, Page 128, Register's Office for Davidson County, Tennessee

BEGINNING on the Easterly margin of Blue Hills Road at the corner of Lot Nos. 54 and 55; thence with the line between said two lots, easterly 142.7 feet to a point in the westerly margin of Lot No. 1 on the Plan of Merry Oaks, Section 4; thence easterly 58.7 feet to a concrete monument which is S 6° 01' E 3.7 feet from the southwest corner of Lot 2 on the Plan of Merry Oaks, Section 4; thence N 6° 01' W 117.15 feet to a point which is 40.05 feet north of the common corners of Lot Nos. 53 and 54; thence westerly 200 feet to the easterly margin of Blue Hills Road; thence with the same southerly 120 feet to the beginning.

BEING the same property conveyed to James P. Hall and wife, Margaret J. Hall by deed from Robert H. Butler and wife, Lois V. Butler dated July 19, 1966 and filed of record in Book 4037, page 163, Register's Office for Davidson County, Tennessee. Their marriage was continued uninterrupted until his death January 10, 1984 with title then vesting in Margaret J. Hall as surviving tenant by the entirety. Margaret J. Hall died testate on January 24, 2010. Pursuant to her Last Will & Testament the property was devised to James Jackson Hall, Dianne Hall Barksdale and Sara Hall Cetas, each a 1/6th interest, and in Sara Hall Cetas, as Trustee of the Hall Family Trust established under the Will for the benefit of Michael Fleming Hall, a one-half interest. See Order of the Seventh Circuit Court for Davidson County, Tennessee Probate Division, at Nashville dated April 1, 2010, of record in Instrument No. 20100407-0026338, in the Register's Office for Davidson County, Tennessee admitting the will to probate and establishing a muniment of title to this real property.

The said James Jackson Hall died intestate on or about November 02, 2011, leaving his 1/6th interest in the subject property to his only heirs-at-law, Dorothy Jeanne Hall a/k/a Dotty Weaver Hall (surviving spouse-1/18 interest) and Amanda Hall Dowdy (daughter-1/18 interest) and Melanie Hall Kelly (daughter-1/18 interest). See Affidavit of Heirship of record in Instrument No. 20160512-0047514, Register's Office for Davidson County, Tennessee.

The said Michael Fleming Hall died September 29, 2015 terminating the Hall Family Trust established under the Will of Margaret J. Hall. The Trust beneficiaries are as follows: Amanda Hall Dowdy and Melanie Hall Kelly (daughters of and the remaining and only issue of James Jackson Hall), Diane Hall Barksdale and Sara Hall Cetas. See Quitclaim Deed from Sara Hall Cetas, Trustee of the Hall Family Trust to Amanda Hall Dowdy, Melanie Hall Kelly, Diane Hall Barksdale and Sara Hall Cetas being recorded simultaneously herewith in Instrument No. 20160512-0047515, said Register's Office.

Title then held as follows: Dorothy Jeanne Hall a/k/a Dotty Weaver Hall (a 1/18th interest), Amanda Hall Dowdy (a 5/36th interest), Melanie Hall Kelly (a 5/36th interest), Diane Hall Barksdale (a 1/3rd interest), and Sara Hall Cetas (a 1/3rd interest).

Dianne Hall Barksdale having since conveyed her 1/6th interest under the Will of Margaret J. Hall to Sara Hall Cetas by Quitclaim Deed dated April 13, 2016 of record in Instrument No. 20160413-0035486, said Register's Office. Dianne Hall Barksdale having since conveyed her remaining interest from the Hall Family Trust to Sara Hall Cetas by Quitclaim Deed being recorded simultaneously herewith.

With this conveyance and with a Quitclaim Deed from Dorothy Jeanne Hall a/k/a Dotty Weaver Hall and Amanda Hall Dowdy to Sara Hall Cetas being recorded simultaneously herewith, Sara Hall Cetas will hold a full fee simple title to subject property.

This is improved property is known as 317 Blue Hills Drive, Nashville, TN 37214.

IN WITNESS WHEREOF, the Grantor has hereunto set her signature on this the 25 day of April, 2016.

Melanie Hall Kelly

MELANIE HALL KELLY

STATE OF TENNESSEE)

COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, MELANIE HALL KELLY, the 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 (Quitclaim Deed) for the purposes therein contained.

Witness my hand and official seal at Franklin TN, this 25 day of April, 2016.

Suzanne Griner
Notary Public

My Commission Expires:

SUZANNE GRINER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
07/30/2017

AFFIDAVIT

STATE OF TENNESSEE)

COUNTY OF Williamson)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0.00.

Sarah
Affiant

Sworn to and subscribed before me this 25 day of April, 2016.

Suzanne Griner
Notary Public

My Commission Expires:

SUZANNE GRINER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
07/30/2017