BILL GARRETT, Davidson County
Trans:T20160044965 DEEDQC
Recvd: 05/27/16 11:03 3 pgs
Fees:17.00 Taxes:0.00
20160527-0053603

This Instrument Prepared By:
Robert D. Pinson
Bone McAllester Norton PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

AFFIANT

RENEE E. SINNOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

NOTARY PUBLIC

My Commission Expires: 05-06-2019

QUITCLAIM DEED

Name and Address of New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Olivia K. Abel, Trustee of the McAbel Irrevocable Trust u/a dated May 13th, 2016 710A Powers Avenue Nashville, Tennessee 37208	Same as Owner	083070G00100CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **RAYMOND J. MCCALLISTER and LARRY K. ABEL** ("Grantors") do hereby quitclaim and convey unto **OLIVIA K. ABEL, TRUSTEE OF THE MCABEL IRREVOCABLE TRUST U/A DATED MAY 13th, 2016** ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain tracts or parcels of land located in Nashville, Davidson County, Tennessee and described as follows:

> Land in Davidson County, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 710 Powers Avenue a Horizontal Property Regime with Private Elements of record as Instrument No. 20140610-0050509, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Raymond J. McCallister and Larry K. Abel from Saba's Ventures, LLC, a Tennessee limited liability company by Deed of record at Instrument No. 20150717-0069978, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 710A Powers Avenue, Nashville, Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 13th day of May, 2016.

GRANTOR:

Raymond J. McCallister

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared RAYMOND J. MCCALLISTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of May, 2016.

NOTARY PUBLIC

My Commission Expires: 05-06-2019

RENEE E. SINNOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

GRANTOR:

LARRY K. ABEL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared LARRY K. ABEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of May, 2016.

NOTARY PUBLIC

My Commission Expires: 05-06-2019

RENEE E. SINNOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.