Box 8

(1)

This Instrument Prepared By:
Lillian R. Gilmer
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

BILL GARRETT, Davidson County
Trans:T20160046148 DEEDQC
Recvd: 06/01/16 14:23 6 pgs
Fees:32.00 Taxes:0.00
20160601-0055147

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
Millian C. Eaton 4805 Elkins Avenue Nashville, TN 37209	Millian C. Eaton 4805 Elkins Avenue Nashville, TN 37209	091-15-0330.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is ZERO and 00/100 Dollars ($0.00).

Millian C. Eaton
Affiant

SUBSCRIBED AND SWORN TO before me, on this 31st day of May, 2016.

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

Notary Public

My Commission Expires:

For and in consideration of the sum of ZERO and 00/100 Dollars ($0.00), the receipt and sufficiency of which are hereby acknowledged, Millian C. Eaton a/k/a Molly C. Eaton, unmarried, Angus M. G. Crook and wife, Nancy Ferrier Crook ("Grantors"), do hereby quitclaim unto Millian C. Eaton a/k/a Molly C. Eaton, unmarried ("Grantee"), her successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference together with all improvements, buildings, and structures located thereon, (the "Property").

The Property is improved property known as 4805 Elkins Avenue, Nashville, Davidson County, Tennessee.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness my hand this 31st day of May, 2016.

GRANTOR:

Millian C. Eaton

Millian C. Eaton a/k/a Molly C. Eaton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Millian C. Eaton a/k/a Molly C. Eaton**, 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 for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2016.

NOTARY PUBLIC

My Commission expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

[ADDITIONAL SIGNATURE APPEARS ON THE FOLLOWING PAGE]

GRANTOR:

Angus M. G. Crook

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Angus M. G. Crook**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2016.

NOTARY PUBLIC

My Commission expires:

DEBBIE MANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

[ADDITIONAL SIGNATURE APPEARS ON THE FOLLOWING PAGE]

GRANTOR:

Nancy Ferrier Crook

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nancy Ferrier Crook**, 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 for the purposes therein contained.

Witness my hand, at office, this 31 day of May, 2016.

NOTARY PUBLIC

My Commission expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being the westerly 50 feet of the easterly 150 feet of the northerly 180 feet of Block 31 on the Plan of Charlotte Park Company's First Addition to Nashville as fo record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Block 31 fronts 50 feet on the southerly side of Elkins, formerly Second Avenue and runs back between parallel lines 180 feet to an alley.

Being the same property conveyed to MILLIAN C. EATON A/K/A MOLLY C. EATON, UNMARRIED, ANGUS M. G. CROOK AND WIFE, NANCY FERRIER CROOK, by Trustee's Deed from EVERETT L. HIXSON, JR., SUBSTITUTE TRUSTEE, of record as Instrument No. 20100112-0002931, dated February 25, 2009, said Register's Office.