The preparer of this deed makes no representation as to the status of the title of property described or as to the accuracy of its description herein conveyed as it was prepared without benefit of title search or survey but strictly by documents provided by the parties involved.

This instrument prepared by Little & House, PC
109 Westpark Drive
Suite 300
Brentwood, TN 37027

QUITCLAIM DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NUMBER: |
|---|---|---|
| Green Legacy I Partnership<br>Robert Wheeler<br>4646 Warren Street, NW<br>Washington, DC 20016 | SAME | 10503005400 |

THIS INDENTURE, made this 21st day of April, 2016, between Mary Ann Green Harris, an individual, as to an undivided 25% interest (28/112); Mary Ann Harris, Trustee of the Mary Regan Green GST Trust FBO Mary Green Harris as to an undivided 29.464% interest (33/112); Ellen Green Tipton, an individual, as to an undivided 10.714% interest (12/112); and Roberta Green Wheeler, Trustee of the Mary Regan Green GST Trust FBO Roberta Wheeler as to an undivided 34.822% interest (39/112), collectively known as "Grantors", and **Green Legacy I Partnership**, a Tennessee General Partnership ("Grantee").

FOR AND IN CONSIDERATION of consideration, the receipt and legal sufficiency of which is hereby acknowledged, the Grantor, by these presents does hereby remise, release and forever quitclaim unto the Grantee, all of Grantor's right, title and interest of said property in and to the real estate located in Davidson County, Tennessee, described on Exhibit A attached hereto, it being the intention of Grantor that this conveyance shall vest in Grantee, an undivided interest in fee simple in the real property described herein.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and all the estate, right, title and interest of the Grantor, with the hereditaments and appurtenances thereto appertaining.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the day and year first above written.

BILL GARRETT, Davidson County
Trans:T20160046753 DEEDQC
Recvd: 06/03/16 08:29 5 pgs
Fees:27.00 Taxes:0.00
20160603-0055905

GRANTOR

Mary Ann Green Harris, an Individual

Mary Ann Harris, as Trustee of the Mary Regan Green GST Trust FBO Mary Green Harris

***Additional Signatures and applicable Notary Acknowledgements appear on the following pages.***

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 **Mary Ann Green Harris, as an Individual and as Trustee,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Davidson County, Tennessee, this 21st day of April, 2016.

NOTARY PUBLIC
My Commission Expires: 8/20/2020

LEANN MARTIN MOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE )
COUNTY OF DAVDISON )

The actual consideration for this transfer is $-0-.

Affiant

Sworn to and subscribed before me this 21st day of April, 2016.

NOTARY PUBLIC My Commission Expires: 8/20/2020

LEANN MARTIN MOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I

**SIGNATURE AND NOTARY ADDENDUM TO QUITCLAIM DEED**

IN WITNESS WHEREOF, this instrument has been executed this 22 day of April, 2016.

GRANTOR

Ellen Green Tipton

Ellen Green Tipton

STATE OF Virginia )
COUNTY OF Fairfax )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ellen Green Tipton, an Individual,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Fairfax County, ~~Tennessee~~ Virginia, this 22 day of April, 2016.

NOTARY PUBLIC

ELSA VANESSA HERNANDEZ
Notary Public
Commonwealth of Virginia
7557123
My Commission Expires Sep 30, 2017

My Commission Expires: 09/30/2017

**SIGNATURE AND NOTARY ADDENDUM TO QUITCLAIM DEED**

IN WITNESS WHEREOF, this instrument has been executed this 25 day of April, 2016.

GRANTOR

Roberta Green Wheeler, Trustee

Roberta Green Wheeler, Trustee of the Mary Regan Green GST Trust
FBO Roberta Wheeler

STATE OF Minnesota )
COUNTY OF Hennepin )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Roberta Green Wheeler, as Trustee,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hennepin County, ~~Tennessee~~ MN, this 25 day of April, 2016.

NOTARY PUBLIC

My Commission Expires: Jan 31, 2018

KHYMYLE DIJAHN MIMS
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2018

## EXHIBIT A
## Legal Description for 1029 3rd Ave South, Nashville, TN
## [M/P 10503005400 (Davidson)]

**Tract 1:**

LAND in Davidson County, Tennessee, being part of Lot No.73, on the Isaac Paul Plan, of record in Plan Book 1, Page 134, Chancery Court at Nashville, and part of the Holt Property lying at the rear of said Lot 73, of record in Plan Book 1, Page 28, said Chancery Court, described as follows:

BEGINNING in the westerly margin of Third Avenue South, formerly South College Street, at its intersection with the southerly margin of Cameron Avenue, said corner being 51 feet southwardly from the southeast corner of Lot No. 71 in said Isaac Paul Plan; thence westerly along the southerly margin of Cameron Avenue, 143.4 feet, more or less, to the easterly margin of an alley 12 feet wide; thence with the easterly margin of said alley, southerly, parallel with Third Avenue South, 37.6 feet, more or less, to a point in said alley; thence easterly 144.15 feet, more or less, to the westerly margin of Third Avenue South; thence with same northerly 35 feet, more or less, to the BEGINNING.

**Tract 2:**

LAND in Davidson County, Tennessee, being the northerly part of Lot No. 74 and the southerly part of Lot No. 73 on the Plan of Paul's Elysian Grove, as of record in Plan Book 1, Page 134, Chancery Court at Nashville, and that part of the Holt property lying immediately in the rear of said parts of said Lot Nos. 73 and 74, as of record in Plan Book 1, Page 28, said Chancery Court, described together as follows:

BEGINNING on the westerly margin of the Third Avenue South, at the northeast corner of property conveyed to R. C. Cundiff, Jr. et ux by deed from Augusta Hasslock et al. of record in Book 1092, Page 101, Register's Office for said County; thence with said Avenue northwardly 49 ½ feet, more or less, to the southeast corner of the property conveyed to Porter Prater et ux, by deed from Stanley W. Luster, of record in Book 1349, Page 555, said Register's Office; thence with Prater's southerly line westwardly 144 feet, more or less, to the easterly margin of an alley; thence with said alley southwardly 49 ½ feet, more or less, to Cundiff's northwest corner; thence with his northerly line eastwardly 144 feet, more or less, to the BEGINNING.

THE SAID TRACTS 1 AND 2 being all of the same property conveyed to Mamie Mooney Regan by Deeds from John Ables and wife, Mary Miller Ables of record in Book 4349, Page 5, Register's Office for Davidson County, Tennessee, and from Freda Joyner and Elizabeth Brantley Jenkins of record in Book 4353, Page 266, said Register's Office.

The said Mary Mooney Regan, also known as Mary M. Regan, died April 10, 1971 leaving a Last Will and Testament which was admitted to probate in the Probate Court for Davidson County, Tennessee under Case No. 55774, a copy of which is of record in Will Book 100, page 273, Probate Court of Davidson County, Tennessee. Pursuant to said Will, the property was devised to Mary Regan Green. For further reference, see Decree providing judicial interpretation of such Will recorded as Instrument No. 20151230-0130866, Register's Office for Davidson County, Tennessee.

Mamie Mooney Regan being one and the same person as Mary Mooney Regan.

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, an Individual, Ellen Green Tipton, Roberta Green Wheeler and James Regan Green, recorded as Instrument No. 20160310-0023007, Register's Office for Davidson County, Tennessee. James Regan Green conveyed his interest in its entirety to Mary Ann Harris, Trustee of the Mary Regan Green GST Trust fbo Mary Green Harris and to Roberta Green Wheeler, Trustee of the Mary Regan Green GST Trust fbo Roberta Wheeler, recorded as Instrument No. 20160310-0023008, Register's Office for Davidson County, Tennessee.