BILL GARRETT, Davidson County
Trans:T20160046761 DEEDQC
Recvd: 06/03/16 08:32 5 pgs
Fees:27.00 Taxes:0.00
20160603-0055914

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 II Partnership Robert Wheeler 4646 Warren Street, NW Washington, DC 20016	SAME	11803006100

THIS INDENTURE, made this 21st day of April, 2016, between Mary Ann Green Harris, an individual, as to an undivided 12.5% interest (14/112); Mary Ann Harris, Trustee of the Mary Regan Green GST Trust FBO Mary Green Harris as to an undivided 25.893% interest (29/112); Ellen Green Tipton, an individual, as to an undivided 19.643% interest (22/112); Roberta Green Wheeler, an individual, as to an undivided 12.5% interest (14/112); and Roberta Green Wheeler, Trustee of the Mary Regan Green GST Trust FBO Roberta Wheeler as to an undivided 29.464% interest (33/112), collectively known as "Grantors", and **Green Legacy II 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.

GRANTOR

Mary Ann Green Harris an Individual
Mary Ann Green Harris, an Individual

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

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.

LeAnn Martin Mock
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-.

Mary Ann Green Harris
Affiant

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

LeAnn Martin Mock
NOTARY PUBLIC

LEANN MARTIN MOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 8/20/2020

II

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 2538 Bransford Avenue, Nashville, Tennessee
[M/P 11803006100 (Davidson)]

LAND in Davidson County, Tennessee, being Lot No. 6, on the Plan of Bransford Industrial Park, of record in Book 4675, Page 72, Register's Office for Davidson County, Tennessee, further described as follows:

BEGINNING at a point in the northerly margin of Ligon Drive, at a corner common to both Lot Nos. 6 and 7 on said Plan; thence northerly with a line between Lot Nos. 6 and 7 and part of the westerly line of Lot No. 8, 177.04 feet to a point at the southeast corner of Lot No. 5; thence westerly with the line between Lot Nos. 5 and 6, 138.81 feet to a point in the easterly margin of Bransford Avenue; thence with said margin of Bransford Avenue, southerly 135.42 feet to a point, the beginning of a curve with a radius of 25 feet; thence southeasterly around said curve 39.27 feet to a point in the northerly margin of Ligon Drive; thence with said margin of Ligon Drive, easterly 139.35 feet to the point of BEGINNING.

BEING the same property conveyed to Robert A. Green, a 656/831 undivided interest by Deed dated July 17, 1973 from Travis Brothers Inc., a Tennessee corporation of record in Book 4728, Page 484, Register's Office for Davidson County, Tennessee and a 175/831 undivided interest by Deed dated July 17, 1973 from F. Murray Parker Builders, Inc., a Tennessee corporation of record in Book 4728, Page 488, said Register's Office, thereby vesting 100% ownership in Robert A. Green. Robert A. Green, joined by his wife, Mary R. Green, further conveyed to Mary Green Harris and Ellen Green Tipton as tenants in common a total of 1/8 undivided interest to each one by Deeds of record in Book 4775, Page 683, dated December 26, 1973 and Book 4778, Page 118, dated January 2, 1974; and to James Regan Green and Roberta Green Wheeler as tenants in common a total of 1/8 undivided interest to each one by Deeds of record in Book 4982, Page 156, dated December 22, 1975 and Book 4985, Page 21, dated January 2, 1976, this being a total of ½ undivided interest of Robert A. Green.

For the purposes of clarity and information, as of the date of Robert A. Green's death on March 23, 2000, the title was vested as follows:

(a) 50% undivided interest in Robert A. Green, as the remaining interest in the property which he had acquired by deeds recorded in Book 4728, Page 484, and in Book 4728, Page 488, said Register's Office, after accounting for the out-conveyances to his four children as recited above.

(b) 12.5% undivided interest in each of Mary Ann Green Harris, Ellen Green Tipton, Roberta Green Wheeler and James Regan Green, for an aggregate total of 50%, by virtue of the deeds from Robert A, Green and Mary R. Green recited above.

The said Robert A. Green died on March 23, 2000 leaving a Last Will and Testament which has been admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee under Case No. 00P-489 and a copy of said Will is of record in Will Book 234, page 208, Probate Court Clerk's Office. Mary R. Green was appointed Executrix of the Estate of Robert A. Green and, in such capacity, further conveyed the remaining 50% interest in the subject property which had been held by Robert A. Green to Mary R. Green by Deed dated May 10, 2002 of record in Instrument No. 20020513-0058656, Register's Office for Davidson County, Tennessee to confirm the devise of the property to the said Mary Regan Green as an individual.

This is improved property known as: 2538 Bransford Avenue (also known as 2596 Bransford Avenue), Nashville, Tennessee.

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.