BILL GARRETT, Davidson County
Trans:T20160046771 DEEDQC
Recvd: 06/03/16 08:36 11 pgs
Fees:57.00 Taxes:0.00
20160603-0055923

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 III Partnership Robert Wheeler 4646 Warren Street, NW Washington, DC 20016	SAME	10507007600 10507007400 11803006000 10503000700 10503000800 09211027100 09314002900

THIS INDENTURE, made this 21st day of April, 2016, between Mary Ann Harris, Trustee of the Mary Regan Green GST Trust FBO Mary Green Harris as to an undivided 39.286% interest (11/28); Ellen Green Tipton, an individual, as to an undivided 14.286% interest (4/28); and Roberta Green Wheeler, Trustee of the Mary Regan Green GST Trust FBO Roberta Wheeler as to an undivided 46.428% interest (13/28), collectively known as "Grantors", and **Green Legacy III 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 in Exhibits A,B,C,D,E,F, and G 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 Harris, as Trustee of the Mary Regan Green GST Trust FBO
Mary Ann Harris, as Trustee of the Mary Regan Green GST Trust FBO Mary Green Harris
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 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 Apr. 1, 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 Apr. 1, 2016.

LeAnn Martin Mock
NOTARY PUBLIC My Commission Expires: 8/20/2020

LEANN MARTIN MOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

III

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

My Commission Expires: 09/30/2017

ELSA VANESSA HERNANDEZ
Notary Public
Commonwealth of Virginia
7557123
My Commission Expires Sep 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
Roberta Green Wheeler, an Individual

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 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 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

Property #1: 521 Hagan Street, Nashville, TN [M/P 10507007600]

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 43, and the northerly 39 feet of Lot No. 42 on the Plan of Hagan and Merritt's Re-subdivision of part of the Merritt Lands, as of record in Book 161, page 49, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Said Lot No. 43 and the northerly 39 feet of Lot No. 42 front together 89 feet on the easterly side of Hagan Street and run back between parallel lines 164 feet to an alley.

BEING all of the same property conveyed to Robert A. Green by Deeds from Rose Helen Jacobs Lefkowitz or record in Book 4389, page 354, dated December 24, 1969 and from Fannie Kent, widow of Arthur F. Kent of record in Book 4399, page 471, dated February 23, 1970, said Register's Office for said county. 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 property to Mary R. Green by Deed dated May 10, 2002 of record in Instrument No. 20020513-0058655, Register's Office for Davidson County, Tennessee to confirm the devise of the property to the said Mary Regan Green as an individual.

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.

EXHIBIT B
Property #2: 527 Hagan Street, Nashville, TN [M/P 10507007400]

Two tracts of land in Davidson County, State of Tennessee, described as follows:

First tract:

BEING the westerly 100 feet of Lot Nos. 40 and 41 and the westerly 100 feet of the southerly 11 feet of Lot No. 42 on the map of Hagan & Merritt's Re-subdivision of part of the Merritt Lands, as of record in Book 161, page 49, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the Northeast corner of Hagan Street and Merritt Avenue, being the Southwest corner of Lot No. 40, thence, with the easterly margin of Hagan Street northwardly 100 feet; thence, easterly, parallel with Merritt Avenue 100 feet to the westerly margin of an alley; thence, with the westerly margin of said alley, southwardly 100 feet to the northerly margin of said avenue; thence, with the northerly margin of said avenue, westwardly 100 feet to the beginning, of record in Book 1157, page 317, Register's Office for Davidson County, Tennessee.

Second tract:

BEING the easterly 50 feet of Lot Nos. 40 and 41 and the easterly 50 feet of the southerly 11 feet of Lot No. 42 on the map of Hagan & Merritt's Re-subdivision of part of the Merritt Lands, as of record in Book 161, page 49, Register's Office for Davidson County, Tennessee. Said part of said Lot Nos. 40, 41, and 42 front 50 feet on the northerly side of Merritt Avenue and runs back 100 feet on the easterly line, with the westerly margin of an alley and 100 feet on the westerly line with the easterly margin of another alley dedicated to the public by Deed from Bernie Rich and Henry Mills, to William Carr, of record in Book 236, page 129, said register's office, to a dead line, measuring 50 feet thereon.

BEING all of the same property conveyed to Mary Mooney Regan, (who it appears was incorrectly identified as an unmarried woman since her husband James P. Regan did not die until August 29, 1963) by Deed dated September 26, 1940, from John Lowe and wife, Annie E. Lowe of record in Book 1157, page 317, said Register's Office for Davidson County, Tennessee. The said Mary Mooney 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 said Will is of record in Will Book 100, Page 273, Probate Court Clerk's Office. Pursuant to said Will, the said property was devised to Mary Regan Green. A judicial interpretation of such Will confirming the devise to Mary Regan Green as an individual and not as Trustee is evidenced by a Decree of the Chancery Court recorded as Instrument No. 20151230-0130866, Register's Office for Davidson County, 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.

EXHIBIT C

Property #3: 2532 Bransford Avenue, Nashville, Tennessee [M/P 11803006000]

LAND in Davidson County, Tennessee, being Lot No. 5 on the Plan of Bransford Industrial Park, of record in Book 4675, Page 72, Register's Office for said County, described as follows:

Said Lot No. 5 fronts 105 feet on the easterly margin of Bransford Avenue and extends back 138.32 feet on the northerly line and 138.81 feet on the southerly line to a dead line in the rear measuring 137.34 feet.

BEING all of the same property conveyed to Mary Regan Green by Deed dated May 8, 1973 from Woodlawn Memorial Park of Nashville, Inc. of record in Book 4705, Page 67, Register's Office for Davidson County, Tennessee, and further conveyed to Robert A. Green and wife, Mary Regan Green by Deed expressly creating an estate by the entireties dated June 21, 1978 from Mary Regan Green, of record in Book 5301, Page 919, said Register's Office. The said Robert A. Green died on March 23, 2000 and the title vested in Mary Regan Green as surviving tenant by the entirety.

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.

EXHIBIT D

Property #4: 1032 4th Avenue South, Nashville, Tennessee [M/P 10503000700]

LAND in Davidson County, Tennessee, being the northerly 35 feet of Lot No. 2 on the Plan of the Holt Property, as of record in Plan Book 1, Page 28, Chancery Court at Nashville.

SAID part of Lot No. 2 fronts 35 feet on the easterly side of Fourth Avenue South, formerly Cherry Street, and runs back 132 feet, more or less, on the southerly line and 131.85 feet on the northerly line, with the southerly margin of Cameron Avenue, to an alley measuring 35 feet thereon.

BEING all of the same property conveyed to Miss Mary Mooney Regan by Deed dated October 10, 1941, from Cassander Hutchison, a widow, of record in Book 1132, Page 354, Register's Office for Davidson County, Tennessee. 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.

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.

EXHIBIT E

Property #5: 1034 4th Avenue South, Nashville, Tennessee [M/P 10503000800]

LAND in Davidson County, Tennessee, being the southerly 12.6 feet of Lot No. 2 and the northerly 22.4 feet of Lot No. 3 on the Plan of the Holt's Addition to South Nashville, as of record in Plan Book 1, Page 28, Chancery Court at Nashville.

SAID parts of Lot Nos. 2 and 3 front together 35 feet on the easterly side of Fourth Avenue South, formerly Cherry Street, and run back between parallel lines 132 feet, more or less, to an alley.

BEING all of the same property conveyed to Mary Mooney Regan by Deed dated July 9, 1940, from T. A. Mulloy and wife, Celia Mulloy, of record in Book 1160, Page 99, Register's Office for Davidson County, Tennessee. 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.

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.

EXHIBIT F
Property #6: 316 22nd Avenue North, Nashville, Tennessee
[M/P 09211027100]

Tract I:

LAND in the City of Nashville, Davidson County, Tennessee, being Lot No. 47, a part of Block No. 6 of Division "B" on the Plan of Murphy Land Company, of record in Book 161, page 126, Register's Office for Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a point in the northerly margin of Patterson Street, the northeasterly corner of said street and 22nd Avenue North (formerly Felder Street), running thence eastwardly 168 feet with Patterson Street to an alley; thence northerly 50 feet along said alley; thence westwardly and parallel with Patterson Street 168 feet to 22nd Avenue North; thence southerly with 22nd Avenue North, 50 feet to the point of BEGINNING.

Tract II:

LAND in Davidson County, Tennessee, being Lot No. 48 of Block No. 6 of Division "B" on the Plan of the Murphy Land Company's property, as of record in Book 161, page 126, Register's Office for Davidson County, Tennessee, which plan shows said property subdivided into blocks but not subdivided into lots.

According to a printed copy of a plan subdividing said blocks into lots, said Lot No. 48 fronts 50 feet on the easterly side of 22nd Avenue North, formerly Felder Avenue, and runs back between parallel lines, parallel with and 50 feet north of the northerly margin of Patterson Street, 168 feet to an alley.

Tract III:

LAND in Davidson County, Tennessee, being Lot No. 49 of Block 6, Division "B", on the Plan of Murphy Land Company's Property, of record in Book 161, page 126, Register's Office for Davidson County, Tennessee, which plan shows said property subdivided into blocks but not subdivided into lots.

According to a printed copy of an unregistered plan, subdividing said blocks into small lots, said Lot No. 49 fronts 50 feet on the easterly side of 22nd Avenue North, formerly Felder Avenue, and runs back between parallel lines 168 feet to an alley.

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, Ellen Green Tipton, Roberta Green Wheeler and James Regan Green each as an individual, also joined by Mary Ann Green Harris, Ellen Green Tipton, Roberta Green Wheeler and James Regan Green, each as Successor Trustees of the Trust created U/W of James P. Regan, said Quitclaim Deed having been recorded as Instrument No. 20160310-0023009, 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. 20160310-0023010, Register's Office for Davidson County, Tennessee.

EXHIBIT G

Property #7: 609 9th Ave. South, Nashville, Tennessee [M/P 09314002900]

Part 1:

LAND in Davidson County, Tennessee, being the north part of Lot No. 22 on the Plan of Bass First Addition, as of record in Book 21, page 114, said Register's Office, described according to a survey prepared by Barge, Waggoner & Sumner, Engineers, dated September 30, 1969, as follows:

Said lot fronts 30 feet on the west side of 9th Avenue South, as to be widened and extends back between parallel lines, 140 feet to an alley.

BEING the same property conveyed to Mamie Mooney Regan by Deed from The Nashville Housing Authority, dated January 23, 1970, of record in Book 4396, page 5, and re-recorded in Book 4399, page 390, Register's Office for Davidson County, Tennessee.

Part 2:

LAND in Davidson County, Tennessee, being Lot Nos. 20 and 21, and 6 inches off the south side of Lot No. 19 in the John M. Bass First Addition to Nashville, a plan of which is of record in Book 21, page 114, Register's Office for Davidson County, Tennessee. Said property is further described as follows:

Said lots and part of said lot front together 96 ½ feet on the west side of Conner Street and run back, between parallel lines, 150 feet to a fifteen-foot alley.

BEING all the property conveyed to J. P. Regan and Mary M. Regan, his wife by deed from The Fidelity Trust Company, a Tennessee corporation, dated February 21, 1927, of record in Book 700, page 696, Register's Office for Davidson County, Tennessee.

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

The said James P. Regan died August 9, 1963 and the property which had been held as tenants by the entirety (being Part 2 of the above described property) vested in Mary M. Regan as surviving tenant by the entirety. The said 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.

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, each as an individual, also joined by Mary Ann Green Harris, Ellen Green Tipton, Roberta Green Wheeler and James Regan Green, each as Successor Trustees of the Trust created U/W of James P. Regan, said Quitclaim Deed having been recorded as Instrument No. 20160418-0037433, 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. 20160418-0037434, Register's Office for Davidson County, Tennessee.