BILL GARRETT, Davidson County
Trans:T20160048497 DEEDQC
Recvd: 06/08/16 14:02 6 pgs
Fees:32.00 Taxes:0.00
20160608-0057990

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Phillips Turner, Jr. TRUSTEE Phillips Turner, Jr., Trustee, Affiant Subscribed and sworn to before me, this 26th day of May, 2016. Lindsay Keefe Notary Public My Commission Expires: 5/26/2016 LINDSAY KEEFE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES: December 6, 2016

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
Phillips Turner, Jr., Trustee 4015 Hillsboro Circle Nashville, Tennessee 37215	SAME	117 07 0J 001.00 130 09 0 147.00 131 02 0 014.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Phillips Turner, Jr., an unmarried person**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership

interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Phillips Turner, Jr., Trustee of The Phillips Turner, Jr. Living Trust, established by the Revocable Trust Agreement of Phillips Turner, Jr., dated March 14, 2008**, as amended and restated from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

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

WITNESS my hand this 26th day of May, 2016.

Phillips Turner, Jr.

Phillips Turner, Jr.
5/26/2016

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 Phillips Turner, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 26th day of May, 2016.

My Commission Expires:

LINDSAY KEEFE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
December 6, 2016

Lindsay Keefe
Notary Public

EXHIBIT A

Legal Descriptions

(Robert Phillips Turner, Jr. and Phillips Turner, Jr. are one and the same person.)

117 07 0J 001.00 – 4015 Hillbsoro Circle, Nashville, Tennessee 37215

TRACT 1: Land in Davidson County, Tennessee, being Lot No. 10 of Block "B" on the Map of Hillsboro-Hobbs Road Subdivision, not of record, described according to a survey made by J. R. Scott, Surveyor, December 5, 1939, as follows:

Beginning on the westerly margin of Hillsboro Circle, formerly Hillsboro Drive, at a point 450 feet north of the northerly margin of Hobbs Road, said point being the corner of Lots No. 9 and 10; thence with the line between said two lots north 82° west 149.5 feet; thence north 10° east 50 feet to the corner of Lots No. 10 and 11; thence with the line between said two lots south 82° east 149.5 feet to westerly margin of Hillsboro Circle, formerly Hillsboro Drive; then with said Drive, southwardly 50 feet to the beginning.

TRACT 2: Being a certain parcel of land located in the First Civil District of Davidson County, Tennessee along the west side of Hillsboro Circle, also being a small triangular parcel of land, that due to the inaccuracies of the original survey, is not included in the deed conveyed to Nelson L. Griswold as evidenced in Book 3703, Page 15, Register's Office for Davidson County, Tennessee or in the deed conveyed to Robert Phillips Turner, Jr. as evidenced in Book 6747, Page 148, Register's Office for Davidson County, Tennessee and being more particularly described by metes and bounds as follows:

Beginning at a point, said point being the northwest corner of the herein described parcel, the southwest corner of the land conveyed to Nelson L. Griswold, Jr. and in the line of Hobbs House apartments (Condominium Apartments) as evidenced in Book 5200, Page 54, Register's Office for Davidson County, Tennessee. Said point also being south 10 degrees 20 minutes 49 seconds west, 97.60 feet from an existing buggy axle which is the northwest corner of the exterior boundary of the Hillsboro–Hobbs Road, Block "B" Subdivision as recorded in Book 1130, Page 80, Register's Office for Davidson County, Tennessee.

Thence with Griswold's deed line south 80 degrees 01 minutes 02 seconds east, 144.43 feet to a point in the west right of way of Hillsboro Circle, said right of way being of record in Book 4539, Page 678, Register's Office for Davidson County, Tennessee and Book 4790, Page 263, Register's Office for Davidson County, Tennessee. Also being the southeast corner of the land conveyed to Nelson Griswold, Jr., as evidenced in Book 3703, Page 15, Register's Office for Davidson County, Tennessee and the northeast corner of the land conveyed to Robert Phillips Turner, Jr., as evidenced in Book 6747, Page 148, Register's Office for Davidson County, Tennessee:

Thence along Turner's deed line north 81 degrees 45 minutes 38 seconds west, 144.52 feet to a point, said point being in the line of Hobbs House Apartments (Condominium Apartments);

Thence with the line of Hobbs House Apartments (Condominium Apartments) north 10 degrees 20 minutes 49 seconds east, 4.40 feet to the point of beginning and containing 317.49 square feet according to a survey by Jackie L. Dillehay, TN. RLS #1417, P.O. Box 264, Carthage, Tennessee 37030.

Being the same property conveyed to Robert Phillips Turner, Jr., Trustee of the Phillips Turner, Jr. Living Trust dated March 14, 2008, by deed from Sara Gwyn Tilley, Trustee of the R. Phillips Turner 1976 Family Trust, of record as Instrument No. 20110601-0041827, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Phillips Turner, Jr. by deed from Phillips Turner, Jr., Trustee of The Phillips Turner, Jr. Living Trust, established by the Revocable Trust Agreement of Phillips Turner, Jr., dated March 14, 2008, of record as Instrument No. 20160531-0054071, Register's Office for Davidson County, Tennessee.

This is improved property known as 4015 Hillsboro Circle, Nashville, Tennessee 37215.

130 09 0 147.00 – 1210 Nichol Lane, Nashville, Tennessee 37205

Land in Davidson County, Tennessee, being Lot No. 8 of Block 3 on the Map of the Highlands of Belle Meade, of record in Book 5305, page 615, Register's Office for said County.

Said Lot No. 8 fronts 160 feet on the east side of Nichol Lane, formerly Midland Drive and runs back between lines 260 feet on the northerly line and 221 feet 3 inches on the southerly line to a dead line in the rear on which it measures 175 feet.

Being the same property conveyed to Robert Phillips Turner, Jr., Trustee of the Phillips Turner, Jr. Living Trust dated March 14, 2008, by deed from Robert Phillips Turner, Jr., of record as Instrument No. 20110601-0041826, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Phillips Turner, Jr. by deed from Phillips Turner, Jr., Trustee of The Phillips Turner, Jr. Living Trust, established by the Revocable Trust Agreement of Phillips Turner, Jr., dated March 14, 2008, of record as Instrument No. 20160531-0054071, Register's Office for Davidson County, Tennessee.

This is improved property known as 1210 Nichol Lane, Nashville, Tennessee 37205.

131 02 0 014.00 – 2015 Lombardy Avenue, Nashville, Tennessee 37215

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 2015 TOGETHER WITH ALLOCATED PARKING SPACE NO. P16 ON THE PLAN OF THE KINGSBRIDGE CONDOMINIUMS, AS SET FORTH IN EXHIBIT "C" TO THE MASTER DEED AND BY-LAWS OF RECORD IN BOOK 7105, PAGE 777, AMENDED IN BOOK 7457, PAGE 15 AND INSTRUMENT NO. 200511160138698, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to the Phillips Turner, Jr. Living Trust, in care of Phillips Turner, Jr., Trustee, by deed from Arthur W. Hooper and Sandra S. Hooper, married, of record as Instrument No. 20110623-0048084, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Phillips Turner, Jr. by deed from Phillips Turner, Jr., Trustee of The Phillips Turner, Jr. Living Trust, established by the Revocable Trust Agreement of Phillips Turner, Jr., dated March 14, 2008, of record as Instrument No. 20160531-0054071, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THE COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 1109, PAGE 353 AND BOOK 1133, PAGE 85; BY-LAWS OF RECORD IN BOOK 9539, PAGE 564 AND INSTRUMENT NO. 20051116-0138698; HOA CHARTER OF RECORD IN BOOK 7182, PAGE 216, BOOK 7182, PAGE 221, BOOK 7817, PAGE 947 AND BOOK 7912, PAGE 543; MASTER DEED OF RECORD IN BOOK 7105, PAGE 777, AND AMENDED IN BOOK 7457, PAGE 15; EASEMENT OF RECORD IN BOOK 1108, PAGE 76; AND STORM WATER DETENTION AGREEMENT OF RECORD IN BOOK 6763, PAGE 357, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 2015 Lombardy Avenue, Nashville, Tennessee 37215.
