BILL GARRETT, Davidson County
Trans:T20160052374 DEEDQC
Recvd: 06/20/16 15:26 3 pgs
Fees:17.00 Taxes:0.00
20160620-0062697

This instrument prepared by:
David T. Hooper
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Record and return to:
Same as preparer

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Graycroft Property, LLC 1007 North Graycroft Avenue Madison, TN 37115	Same as new owner	033 15 0 099.00 (assessor)

QUIT CLAIM DEED

For good and valuable consideration, receipt of which is hereby acknowledged, **Erin Lee O'Barr and Wendy Jo O'Barr**, hereinafter called Grantors, have bargained and sold, and by these presents do quit claim, transfer and convey unto **Graycroft Property, LLC**, hereinafter called Grantee, its successors and assigns, all of Grantors' right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, hereinafter called Property, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Primrose Acres, of record in Book 2663, Page 106, Register's Office of Davidson County, Tennessee.
>
> Said Lot No. 57 fronts 140 feet on the northeasterly margin of Graycroft Avenue and runs back between lines measuring 254.2 feet on the northeasterly side and 262.3 feet on the southwesterly side to a dead line in the rear on which it measures 140 feet.
>
> Being the same property conveyed to Odis Lurton O'Barr, Jr. and wife, Nancy S. O'Barr by deed from Joe Davis Spencer and wife, Barbara M. Spencer of record in Book 3709, Page 59, Register's Office for Davidson County, Tennessee.

Grantors are the devisees of the Property as the daughters and heirs of Odis Lurton O'Barr, Jr.

Odis Lurton O'Barr, Jr., hereinafter called Decedent, a resident of Madison, Davidson County, Tennessee, died testate on January 6, 2014. Decedent's Last Will and Testament has been probated and Decedent's estate has been administered in the Probate Division of the Circuit Court for Davidson County, Tennessee, Docket No. 14P156.

Decedent's spouse, Nancy S. O'Barr, a resident of Madison, Davidson County, Tennessee, died on October 5, 2003.

There are no debts or encumbrances remaining that are or might become a lien on the Decedent's interest in the Property.

The actual consideration or value, whichever is greater, for this transfer is $0. This conveyance is made to implement a testamentary devise to a beneficiary and is exempt from tax by Tenn. Code Ann. § 67-4-409(a).

This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens and encumbrances of record.

This is improved property, known as 1007 North Graycroft Avenue, Madison, Tennessee.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 17 day of June, 2016.

Erin O'Barr

Erin Lee O'Barr, Grantor

Wendy O'Barr

Wendy Jo O'Barr, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, **Erin Lee O'Barr**, with whom I am personally acquainted and who upon oath acknowledged that she executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 17 day of June, 2016.

David Hooper

Notary Public
My Commission Expires:

DAVID HOOPER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires APRIL 28, 2020

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, **Wendy Jo O'Barr**, with whom I am personally acquainted and who upon oath acknowledged that she executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 16 day of June, 2016.

David Hooper

Notary Public
My Commission Expires:

DAVID HOOPER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires APRIL 28, 2020

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 0.00.

Erin Lee O'Barr, Chief Manager,
Graycroft Property, LLC, Grantee

Subscribed and sworn to before me this 17 day of June, 2016.

Notary Public
My Commission Expires:

DAVID HOOPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires APRIL 28, 2020