BILL GARRETT, Davidson County
Trans:T20160059958 DEEDQC
Recvd: 07/13/16 11:48 10 pgs
Fees:52.00 Taxes:0.00
20160713-0071753

THIS INSTRUMENT PREPARED BY: **WESLEY D. TURNER** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South, Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF Georgia) COUNTY OF Fulton) The actual consideration for this transfer is -0-. _____ _ Affiant Subscribed and sworn to before me, this 29 day of June, 2016. Terri Schmidt-Fellner _ Notary Public My commission expires: June 8, 2018

RICHARD CARICO NOTARY PUBLIC EXPIRES GEORGIA June 8, 2018 FULTON COUNTY

Address New Owner As Follows: Welch Family Real Estate Holdings, LLC c/o Terri Schmidt-Fellner 275 King Road Atlanta, GA 30342	Send Tax Bills To: SAME	Map-Parcel Number: 10408023700

EXECUTOR'S AND BENEFICIARIES' QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **TERRI SCHMIDT-FELLNER, EXECUTOR OF THE ESTATE OF TED WELCH,** deceased ("Executor"), who died on March 8, 2014, and whose estate is being administered in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 14P-468, and the beneficiaries under said

will, **COLLEEN CONWAY WELCH, CO-TRUSTEE and TERRI W. SCHMIDT-FELLNER, CO-TRUSTEE OF THE QTIP MARITAL T/U/W TED HOUSTON WELCH F/B/O COLLEEN CONWAY-WELCH, ALICIA WELCH DAVENPORT, TERRI W. SCHMIDT-FELLNER, TERRI W. SCHMIDT-FELLNER, TRUSTEE OF THE KALA JAN WELCH MACLEOD CHILDREN'S T/U/W TED HOUSTON WELCH F/B/O LAUREN ELIZABETH MACLEOD AND MEREDITH ANNE MACLEOD, AND LAUREN ELIZABETH MACLEOD,** (collectively the "Beneficiaries") (Executor and Beneficiaries being herein collectively called the "Grantors") for good and valuable consideration, the receipt of which is hereby acknowledged, hereby release, remise and quitclaim unto **1222 16TH AVENUE SOUTH,** a Tennessee general partnership, all the right, title and interest of the Grantors in and to land in Davidson County, Tennessee, described more particularly as follows:

Land in Davidson County, Tennessee, being parts, of Lots Nos. 29 and 36 on the Map of O.B. Hayes' Plan of Large Lots, as of record in Book 21, page 87, Register's Office for said County, described according to Survey of Michael V. Holmes & Associates, Inc., dated August 22, 1984, as follows:

Beginning at the northerly margin of Horton Avenue and the easterly margin of 16th Avenue South. Thence North 09° 27' 00" East 220.00 feet to the point of beginning.

1. Thence North 09° 27' 00" East 225.00 feet to an iron pin.
2. Thence South 82° 08' 30" East 146.50 feet to an iron pin.
3. Thence South 09° 27' 00" West 225.00 feet to an iron pin.
4. Thence North 82° 08' 30" West 146.50 feet to the point of beginning, containing 32,949.782 square feet or 0.756 acres, more or less.

Being the same property conveyed by Valere Potter Menefee to Ted Welch by deed of record in Book 6403, page 714, Register's Office for Davidson County, Tennessee.

The legal description is the same as in the previous deed of record.

This is improved property known as 1222 16th Avenue South, Nashville, TN 37212.

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

WITNESS our hands the 29th day of June, 2016.

EXECUTOR:

Terri Schmidt-Fellner, Executor of the Estate of Ted Welch, deceased

STATE OF Georgia)
COUNTY OF Fulton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TERRI SCHMIDT-FELLNER, EXECUTOR OF THE ESTATE OF TED WELCH, DECEASED**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29 day June, 2016.

Notary Public

My Commission Expires: June 8, 2018

RICHARD CARICO NOTARY PUBLIC FULTON COUNTY EXPIRES GEORGIA June 8, 2018

BENEFICIARY:

Colleen Conway-Welch

Colleen Conway-Welch, Co-Trustee of the QTIP Marital T/U/W Ted Houston Welch F/B/O Colleen Conway-Welch

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **COLLEEN CONWAY-WELCH, CO-TRUSTEE OF THE QTIP MARITAL T/U/W TED HOUSTON WELCH F/B/O COLLEEN CONWAY-WELCH**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8 day July, 2016.

Notary Public

My Commission Expires: July 8, 2019

SUSANNE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JULY 03, 2019

BENEFICIARY:

Terri W. Schmidt-Fellner, Co-Trustee of the QTIP Marital T/U/W Ted Houston Welch F/B/O Colleen Conway-Welch

STATE OF Georgia)
COUNTY OF Fulton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TERRI W. SCHMIDT-FELLNER, CO-TRUSTEE OF THE QTIP MARITAL T/U/W TED HOUSTON WELCH F/B/O COLLEEN CONWAY-WELCH**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day June, 2016.

Notary Public

RICHARD CARICO NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES June 8, 2018

My Commission Expires: _____

652763.1/2015321

BENEFICIARY:

Alicia Welch Davenport

Alicia Welch Davenport

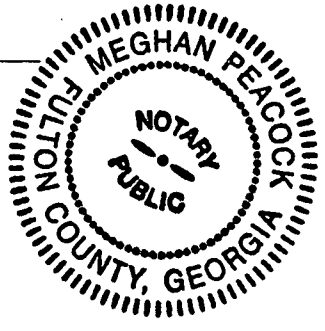
STATE OF Georgia)
COUNTY OF Fulton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALICIA WELCH DAVENPORT**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day June, 2016.

Notary Public

My Commission Expires: 8-16-16



BENEFICIARY:

Terri W. Schmidt-Fellner

STATE OF Georgia)
COUNTY OF Fulton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TERRI W. SCHMIDT-FELLNER**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day June, 2016.

Notary Public

My Commission Expires:

RICHARD CARICO NOTARY PUBLIC EXPIRES GEORGIA June 8, 2018 FULTON COUNTY

BENEFICIARY:

Terri W. Schmidt-Fellner, Trustee of the Kala Jan Welch MacLeod Children's T/U/W Ted Houston Welch F/B/O Lauren Elizabeth MacLeod and Meredith Anne MacLeod

STATE OF Georgia)
COUNTY OF Fulton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TERRI W. SCHMIDT-FELLNER, TRUSTEE OF THE KALA JAN WELCH MACLEOD CHILDREN'S T/U/W TED HOUSTON WELCH F/B/O LAUREN ELIZABETH MACLEOD AND MEREDITH ANNE MACLEOD**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day June, 2016.

Notary Public

My Commission Expires: June 8, 2018

RICHARD CARICO NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES June 8, 2018

652763.1/2015321

BENEFICIARY:

Lauren Elizabeth MacLeod

STATE OF TN)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LAUREN ELIZABETH MACLEOD**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29 day June, 2016.

ISABEL RAMIREZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 01/08/2019