BILL GARRETT, Davidson County
Trans:T20160060109 DEEDQC
Recvd: 07/13/16 14:53 6 pgs
Fees:32.00 Taxes:0.00
20160713-0071935

FROM:

JAMES D. GALLOWAY, JR. and ANN GALLOWAY LOWE

TO:

JACK W. ROBINSON, JR., TRUSTEE

FROM:

JACK W. ROBINSON, JR., TRUSTEE

TO:

JAMES D. GALLOWAY, JR. and ANN GALLOWAY LOWE

THIS INSTRUMENT WAS PREPARED BY:

Jack W. Robinson, Jr.
Gullett, Sanford, Robinson & Martin PLLC
150 Third Avenue South, Suite 1700
Nashville, TN 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE.

James D. Galloway, Jr.
Affiant

Subscribed and sworn to before me, this 13th day of July, 2016.

Linda R. Robertson
Notary Public

LINDA R. ROBERTSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MY COMMISSION EXPIRES: December 6, 2016

My Commission Expires: 12/06/2016

Address new owners as follows:

James D. Galloway, Jr. and
Ann Galloway Lowe
915 Chancery Lane
Nashville, TN 37205

Send Tax Bills to:

Same

Map-Parcel Numbers:

Map 130-10
Parcel 62

QUITCLAIM DEED

WHEREAS, Helen Murff Galloway (the "Decedent") died on October 13, 1999, and her Will was probated in Davidson County, Tennessee (as part of an ancillary probate) (Case No.

00P-214) and is of record in Will Book 233, page 260, Probate Court Clerk's Office for Davidson County, Tennessee;

WHEREAS, the Order of Ancillary Probate of the Davidson County Probate Court and the Decedent's Will are of record as Instrument No. 20000302-0020315, Register's Office for Davidson County, Tennessee;

WHEREAS, in Item II of her Will, Decedent devised and bequeathed all property she owned, equally to her children, who are James D. Galloway, Jr. and Ann Galloway Lowe, and such property passed to them;

WHEREAS, James D. Galloway, Jr. is one and the same as James D. Galloway (as he was referred to in Decedent's Will); and Ann Galloway Lowe is one and the same, and formerly known, as Ann Louise Galloway (as she was referred to in Decedent's Will);

WHEREAS, James D. Galloway, Jr. and Ann Galloway Lowe have previously executed and recorded an Affidavit of Heirship* to clarify the ownership of certain real property owned by Decedent at her death which is described on Exhibit A attached hereto and incorporated herein by this reference (the "Property"); and *Instrument # 20160713-0071934

WHEREAS, this deed is being made to clarify further the ownership of the Property.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars cash in hand paid, **JAMES D. GALLOWAY, JR. and ANN GALLOWAY LOWE** hereby remise, release and quitclaim unto **JACK W. ROBINSON, JR., TRUSTEE**, his successors and assigns, the Property, as described on the attached Exhibit A.

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

And now, the said **JACK W. ROBINSON, JR., TRUSTEE**, for the express purpose of carrying out the intent of this conveyance, as set out above, hereby remises, releases and forever quitclaims unto **JAMES D. GALLOWAY, JR. and ANN GALLOWAY LOWE**, their respective heirs and assigns, as equal tenants in common, the same Property hereinabove set forth, to which reference is hereby made; and such Property is quitclaimed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

This document may be executed with multiple signature pages.

WITNESS our hands this 13th day of July, 2016.

James O. Galloway, Jr.
JAMES D. GALLOWAY, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James D. Galloway, Jr.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at Nashville, Tennessee, this 13th day of July, 2016.

Linda Robertson
Notary Public

LINDA H. ROBERTSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
December 6, 2016

My Commission Expires:

12/06/2016

Ann Galloway Lowe
ANN GALLOWAY LOWE

STATE OF Georgia)
COUNTY OF Clayton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ann Galloway Lowe**, 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 3rd day of July, 2016.

Edward R Hollis
Notary Public

My Commission Expires:

Dec. 26, 2016

EDWARD R HOLLIS
NOTARY PUBLIC
FAYETTE CO., GEORGIA
MY COMMISSION EXPIRES
DEC. 26 2016

JACK W. ROBINSON, JR., TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jack W. Robinson, Jr., Trustee**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at Nashville, Tennessee, this 13th day of July, 2016.

LINDA H. ROBERTSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES:
December 6, 2016

My Commission Expires:

12/06/2016

EXHIBIT A
Legal Description

TRACT I – Land in Davidson County, Tennessee, 7th Civil District, being part of Lot No. 8 on the Plan of the Manors of Belle Meade, a plan of which is of record in Book 547, page 152, Register's Office for said County.

Said part of Lot No. 8 being further described as follows: Beginning at the Northeast corner of Lot No. 8, the same being the common corner of Lots 8 and 9 fronting on Chancery Lane; thence in a westerly direction along the southerly line of Lot 9, 176 feet 8 inches to a point; thence in a southerly direction 15 feet to a point; thence in a southeasterly direction 174 feet 11½ inches to the point of origin, the common corner of Lots 8 and 9 fronting on Chancery Lane.

TRACT II – Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 9 of Block 4 on the Plan of the Manors of Belle Meade, a plan of which is of record in Book 547, page 152, Register's Office for said County.

Said Lot No. 9 in Block 4 fronts 75 feet on the westerly side of Chancery Lane and runs back on its northerly side 163 feet and 4 inches to a dead line; and 176 feet and 8 inches on its southerly side to said dead line on which it shows 71 feet and 6 inches.

TRACT III – Land in Davidson County, Tennessee, being Lot No. 10 of Block 4 on the Plan of the Manors of Belle Meade, of record in Book 547, page 152, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 75 feet on the westerly side of Chancery Lane and runs back 163 feet 4 inches on the southerly line and 150 feet on the northerly line with the southerly margin of Forsythe Avenue to a dead line, measuring 71.5 feet thereon.

The above three tracts being the same property conveyed to James Dudley Galloway and wife, Helen M. Galloway, by deed from Marion F. Thomas, Jr. and wife, Judith B. Thomas, of record in Book 2104, Page 65, Register's Office for Davidson County, Tennessee; the said James Dudley Galloway having subsequently conveyed his interest in said property to Helen Murff Galloway, then a single person, by deed of record in Book 6784, page 271, Register's Office for Davidson County, Tennessee. Helen M. Galloway is one and the same, and also known, as Helen Murff Galloway.

The said Helen Murff Galloway died on October 13, 1999. In Item II of her Will, she devised and bequeathed all of her property in equal shares to her two children, James D. Galloway, Jr. (a/k/a James D. Galloway) and Ann Galloway Lowe (a/k/a Ann Louise Galloway). An ancillary probate proceeding took place in Davidson County Probate Court, Case No. 00P-244. Pursuant to Tennessee Code Annotated Section 31-2-103 and by Order of Ancillary Probate and the Will of Helen Murff Galloway, of record as Instrument No. 20000302-0020315, Register's Office for Davidson County, Tennessee, said property was vested in equal shares in James D. Galloway, Jr. and Ann Galloway Lowe.

This is improved property known as 915 Chancery Lane, Nashville, Tennessee 37205.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.