This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

Davidson County DEEDQC
Recvd: 07/22/16 15:42 6 pgs
Fees:32.00 Taxes:0.00
20160722-0075944

QUITCLAIM DEED

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel No.:**
NIA House Montessori School PO Box 281393 Nashville, TN 37228	New Owner	082-06-0-080.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **WILLIAM A. RADFORD**, and wife, **SONCERIA RADFORD** (collectively, "Grantor"), does hereby quitclaim and convey unto **NIA HOUSE MONTESSORI SCHOOL**, a Tennessee nonprofit corporation ("Grantee"), all of Grantor's right, title and interest in and to that certain tract or parcel of real estate located in Nashville, Davidson County, Tennessee, and more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property").

Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. The legal description on Exhibit A is drawn from recorded documents and the attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument may be executed in counterparts.

[Signature page for Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 19 day of July, 2016.

GRANTOR:

William A. Radford

Sonceria Radford

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the state and county mentioned above, personally appeared William A. Radford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 19 day of July, 2016.

NOTARY PUBLIC

My Commission Expires:_____

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the state and county mentioned above, personally appeared Sonceria Radford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 19 day of July, 2016.

NOTARY PUBLIC

My Commission Expires:_____

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

AFFIANT

Subscribed and sworn to before me, this 19 day of July, 2016.

NOTARY PUBLIC

My Commission Expires:

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, BEING Lot No. 4, on the Plan of The Nashville Housing Authority Subdivision No. 2, of record in Plat Book 8250, page 405, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Together with a street/alley closing in Ordinance No. O64-257 filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to William A. Radford, and wife, Sonceria Radford, by deed, of record in Instrument No. 20140812-0072843, Register's Office for Davidson County, Tennessee.

This is improved property known as 620 North 1st Street, Nashville, Tennessee 37207.

Certificate of Authenticity

I, Jennifer C. Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jennifer C Cole
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me: Maxine J. Rucker, a notary public for the county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J. Rucker
Notary's Signature

NOTARY PUBLIC AT LARGE
MAXINE J. RUCKER
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 01-06-2020

Notary's Seal (If on paper)