This Instrument Prepared By and Return To:
Nelson Mullins Riley & Scarborough LLP
Attn: James A. Haltom, Esq.
150 Fourth Avenue North, Suite 1100
Nashville, TN 37219

BILL GARRETT, Davidson County
Trans:T20160069043 DEEDQC
Recvd: 08/09/16 15:31 6 pgs
Fees:33.00 Taxes:1068.38
20160809-0082955

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills to:	Map & Parcel Number
Mark P. Thomas and Susan M. Thomas, Tenants in Common 1401-1403 Riverside Road Old Hickory, Tennessee 37138	Same	053 03 231.00

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, JAMES H. THOMAS, JR. ("James Thomas"), MARK PETER THOMAS ("Mark Thomas") and BRUCE THOMAS ("Bruce Thomas") (each a "Grantor," and collectively "Grantors"), by these presents do hereby quitclaim and convey unto MARK PETER THOMAS, unmarried, and SUSAN MARY THOMAS, unmarried, and their heirs and assigns ("Grantees"), as tenants in common, all of their individual and collective rights, titles and interest in and to the residential real property (the "Property") described on **Exhibit A** hereto.

TO WIT, Grantors specifically quitclaim and convey unto Grantees all of their right, title and interest in and to the Property as follows:

1. Grantor James Thomas conveys unto Grantees an undivided fifty percent (50%);
2. Grantor Mark Thomas conveys unto Grantees an undivided twenty-five percent (25%); and
3. Grantor Bruce Thomas conveys unto Grantees an undivided twenty-five percent (25%).

Said conveyances are made pursuant to that certain Memorandum and Final Order of the Davidson County, Tennessee Chancery Court, dated June 24, 2016, in *James H. Thomas, Jr. vs. Mark Peter Thomas and Bruce Thomas*, Case No. 15-0896-IV. Grantors and Grantees all agree that James H. Thomas has the right to live and remain on the property through August 26, 2016.

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property as of the date of execution hereof.

IN WITNESS HEREOF, the undersigned have executed this instrument on this 9 day of August, 2016.

[Signatures appear on the following pages.]

As to Grantor James Thomas:

James H. Thomas, Jr.

STATE of TENNESSEE)
)
COUNTY of DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, JAMES H. THOMAS, JR., a within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he has executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 8th day of August, 2016.

Notary Public

FRED C. DANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:

6/4/17

As to Grantor Mark Thomas:

MARK PETER THOMAS

STATE of TENNESSEE)
)
COUNTY of DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, MARK PETER THOMAS, a within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he has executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 8th day of August, 2016.

JENNIFER L. MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Jennifer L. Murray
Notary Public

My Commission Expires:

March 4, 2018

As to Grantor Bruce Thomas:

BRUCE THOMAS

STATE of TENNESSEE)
)
COUNTY of DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, BRUCE THOMAS, a within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he has executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 9th day of August, 2016.

Jennifer L. Murray
Notary Public

My Commission Expires:

March 4, 2018

JENNIFER L. MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Exhibit A

Legal Description

Being Lot No. 123 on the Plan of Section "B" Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on plan recorded July 16, 1948, in Book 1424, page 67, Register's Office for Davidson county, Tennessee; fronting 287.1 feet on Riverside Road, all shown on said recorded plan, which is made part of this description by reference thereto.

Being the same property conveyed to James H. Thomas, Jr., a one-half interest, and Carol L. McCoy, Trustee, a one-half interest, by deed of record in Book 5254, page 117, Register's Office for Davidson County, Tennessee. Said conveyance made in satisfaction of a Trust created under the Decree of Divorce in the Fourth Circuit Court, entered on January 30, 1978, of record in Minute Book 107A, page 587, Fourth Circuit Court of Davidson County, Tennessee, in Case No. 88500, entitled *Susan Mary Lucas Thomas vs. James H. Thomas, Jr.*

Being the same property conveyed by quitclaim deed to Mark Peter Thomas and Bruce Thomas from Carol L. McCoy, Trustee, of record in Book 10766, page 350, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by quitclaim deed to Mark Peter Thomas from Nicole Therese Stromeyer Thomas, of record in Book 11739, page 70. Said conveyance approved by the Fourth Circuit Court of Davidson County, Tennessee and incorporated into the final decree of divorce entered on or about September 7, 1999 in *Nicole Therese Stromeyer Thomas vs. Mark Peter Thomas*, No. 98D-1516 (Davidson County Fourth Cir. Ct.).

AFFIDAVIT OF CONSIDERATION

The total actual consideration for this transfer is $288,750.00, with consideration to James Thomas being $192,500 and consideration to Bruce Thomas being $96,250.00.

JAMES A. HALTOM, Affiant

STATE of TENNESSEE)
)
COUNTY of DAVIDSON)

Subscribed and sworn to before me, this 9th day of August, 2016.

Jennifer L. Murray
Notary Public

My Commission Expires: March 6, 2018

JENNIFER L. MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON