BILL GARRETT, Davidson County
Trans:T20160071592 DEEDQC
Recvd: 08/17/16 13:40 3 pgs
Fees:17.00 Taxes:0.00
20160817-0085947

Instrument Prepared by:
Keith E. McKissock, Attorney
100 Winners Circle, Suite 220
Brentwood, TN 37027

ADDRESS NEW OWNER(S):
MICHAEL J. YARBROUGH, Trustee
2810 Blair Blvd
Nashville, TN 37212

SEND TAX BILL TO:
Owner

Map and Parcel
93-15-18

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, MIKE YARBROUGH, (herein "Grantor") have this day bargained and sold and do by these presents sell, transfer and convey unto:

MICHAEL J. YARBROUGH, Trustee under the MICHAEL J. YARBROUGH REVOCABLE TRUST dated June 16, 2016 (herein "Grantee"), it's successors and assigns, all his right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1:
LAND in Davidson County, Tennessee, being the northerly 9-1/2 feet of Lot No. 32 and the southerly 36-1/2 feet of Lot No. 33 on Campbell's Plan of South Nashville Lots, as shown on plat of record in Book U, pages 682 and 683 in the Register's Office of Davidson County, Tennessee.

Said parts of said lots adjoin and front together 46 feet on the easterly side of Fourth Avenue South, formerly Cherry Street, and run back between parallel lines 138-1/2 feet to an alley.

TRACT 2:
LAND in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 32 on Jno. W. Campbell's Plan of South Nashville Lots, as shown on plat of record in Book U, pages 682 and 683 in the Register's Office of Davidson County, Tennessee.

Said part of Lot No. 32 fronts 50 feet on the easterly side of 4th Avenue South, formerly Cherry Street, and runs back between parallel lines, with the northerly margin of Ash Street, 138-1/2 feet to an alley.

TRACT 3:
LAND in Davidson County, Tennessee, being the northerly 23-1/2 feet of Lot No. 33 and the southerly 52-1/2 feet of Lot No. 34 on Campbell's Plan of South Nashville Lots, as shown on plat of record in Book U, pages 682 and 683 in the Register's Office of Davidson County, Tennessee.

Said part of said lots adjoin and front together 76 feet on the easterly side of 4lh Avenue, South, formerly Cherry Street, and extend back between parallel lines 138-1/2 feet to an alley.

TRACT 4:
LAND in Davidson County, Tennessee, being the southerly 26 feet of Lot No. 35 and the northerly 8 feet of Lot No. 34 on Campbell's Plan of South Nashville Lots, as shown on plat of record in Book U, pages 682 and 683 in the Register's Office of Davidson County, Tennessee.

Said parts of Lots 34 and 35 adjoin and front together 34 feet on the easterly side of Fourth Avenue, South and run back between parallel lines, 138-1/2 feet to an alley.

Being the same property conveyed to Mike Yarbrough by deed of Suntrust Bank, a Georgia state bank, successor in interest of Suntrust Bank, Nashville, N.A., dated January 31, 2000, recorded on February 16, 2000 as instrument number 200002160015472 Registers' Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This is improved property is known as 712 4th Ave South, Nashville, TN 37210.

IN WITNESS WHEREOF, I have hereunto set our signatures this 2 day of August, 2016.

Mike Yarbrough
MIKE YARBROUGH

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On this the 2nd day of August, 2016, before me, a Notary Public, personally appeared MIKE YARBROUGH to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that such person executed the same as his free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Karen E McGee
Notary Public

My commission expires: 10/31/2017

KAREN E. MCGEE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-31-2017

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

AFFIANT

Subscribed and sworn to before me this
2nd day of August, 2016.

Karen E McGee
Notary Public

My commission expires: 10/31/2017

KAREN E. MCGEE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-31-2017