BILL GARRETT, Davidson County
Trans:T20160083434 DEEDQC
Recvd: 09/22/16 15:22 3 pgs
Fees:17.00 Taxes:0.00
20160922-0100125

PREPARED BY:

Robert J. Hazard, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, September 22, 2016.

Notary Public

My Commission Expires: 8/20/18

ANDREW J. BELLM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

New Owner Address:
Truxton Trust, Trustee
4525 Harding Road, Suite 300
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number
117 01 0A 001.00

QUITCLAIM DEED

Lynn C. Doramus, unmarried ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **Truxton Trust, Trustee of The Lynn C. Doramus 2016 Irrevocable Trust, dated August 15, 2016** ("Grantee"), all right, title and interest of Grantor in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

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

<Signature page to follow.>

WITNESS my hand on this day, September 14, 2016.

Lynn C. Doramus

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lynn C. Doramus**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, September 14, 2016.

Notary Public

My Commission Expires: 3-3-2020

GERRY HEATH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2020

EXHIBIT A

Being Unit No. 3-A on the Plan of Bowling Square Condominium, Resubdivision of part of Lot No. 3, as of record in Book 4860, Page 51, Register's Office for said County, described as follows:

BEGINNING in the center of a brick post, said post being the common line of Lots 2 and 3 on the plan of Bowling Square as of record in Book 4660, Page 44, Register's Office for Davidson County, Tennessee and 30.5 feet east of the easterly margin of Bowling Avenue as shown on said plan, thence; with said common line and the center of a row of fence post, North 85 deg. 15' East a distance of 88.5 feet to a fence corner, thence; with the center of a fence, South 5 deg. 23' East a distance of 2.7 feet to a fence corner, thence; with the center of a fence, South 6 deg. 46' East a distance of 10.2 feet to a wall, thence; with the outside face of said wall, North 84 deg. 36' East a distance of 11.0 feet to a corner, thence; with the outside fence of a wall, South 4 deg. 59' East a distance of 8.9 feet to a corner, thence; with the outside face of a wall, North 85 deg. 01' East a distance of 8.2 feet to the outside face of the west wall of Unit 3B, thence; with the outside face of said wall, and going between units #A and 3B, South 5 deg. 00' East a distance of 15.4 feet to an intersection of walls of said units, thence; with the outside face of a wall, South 84 deg. 32' West a distance of 8.3 feet to a corner, thence; with the outside face of a wall, South 4 deg. 50' East a distance of 2.0 feet to a corner, thence; with the outside face of a wall, South 5 deg. 39' East a distance of 20.5 feet to a corner, thence; South 85 deg. 03' West a distance of 22.7 feet to a point in the edge of pavement, thence; South 5 deg. 20' East a distance of 3.6 feet to a point on the edge of pavement, thence; with the edge of pavement and 6.0 foot radius curve to the right a distance of 9.45 feet to a point at edge of pavement, thence; with said edge, South 84 deg. 53' West a distance of 21.6 feet to a point; thence; continuing with said edge, South 5 deg. 58' East a distance of 3.0 feet to a point, thence; with said edge and a curve to the right a distance of 28.27 feet to a point, thence; with said edge in part, North 5 deg. 14' West a distance of 13.2 feet to the center of a brick post, thence; South 84 deg. 52' West a distance of 31.0 feet to the center of a brick post, thence; with the center of a brick wall, North 5 deg. 43' West a distance of 58.0 feet to the point of beginning.

Being the same property conveyed to Lynn C. Doramus, unmarried, from Hilda M. Shaw by warranty deed of record in Book 9879, page 869, Register's Office for Davidson County, Tennessee.

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

This is property commonly known as 702 Bowling Ave, Unit 3-A, Nashville, TN 37215.