AV

THIS INSTRUMENT WAS PREPARED BY:
Joshua D. Hankins, Esq.
LAW OFFICE OF JOSHUA D. HANKINS
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BILL GARRETT, Davidson County
Trans:T20160083579 DEEDQC
Recvd: 09/23/16 08:59 4 pgs
Fees:22.00 Taxes:0.00
20160923-0100262

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Maurice J. Karr, individually, and Scot E. Karr, as Trustee of the Residuary Trust created by that certain Last Will and Testament of Marshall I. Karr dated April 4, 2011 5633 Charlotte Pike Suite 201 Nashville, Tennessee 37209	Same	148-00-0-295.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SCOT E. KARR, SUCCESSOR TRUSTEE OF THAT CERTAIN LAND TRUST AGREEMENT DATED DECEMBER 31, 1986 ("Grantor"), by these presents, transfers and conveys unto MAURICE J. KARR, INDIVIDUALLY, AND SCOT E. KARR, AS TRUSTEE OF THE RESIDUARY TRUST CREATED BY THAT CERTAIN LAST WILL AND TESTAMENT OF MARSHALL I. KARR DATED APRIL 4, 2011 (collectively, "Grantee"), their successors and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described on the attached Exhibit A (the "Subject Property").

The Subject Property is conveyed to Grantee, their successors and/or assigns, without representation or warranty of any kind, nature or character, subject to all matters, whether or not shown in the public records. Grantor transfers the Subject Property to Grantee on an "as-is, where-is" basis. The Subject Property does not serve as Grantor's principal residence.

IN WITNESS WHEREOF, I have hereunto set my signature to be effective as of September 21st, 2016.

GRANTOR:

By: _____
Scot E. Karr, Successor Trustee

STATE OF New York)
COUNTY OF Westchester)

Before me, Tom Castrovinci, a Notary Public of said County and State, personally appeared Scot E. Karr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Successor Trustee (or other officer authorized to execute the instrument) of the LAND TRUST AGREEMENT DATED DECEMBER 31, 1986, the within named bargainor, a trust created pursuant to the internal laws of the State of Tennessee, and that he as such Successor Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by himself as its Successor Trustee.

Witness my hand and seal, at Office in Rye Brook, New York, this 21st day of September, 2016.

_____
Notary Public

My Commission Expires: 1/26/2019

TOM CASTROVINCI
Notary Public, State of New York
No. 4883459
Qualified in Westchester County
Commission Expires January 26, 2019

STATE OF New York)
COUNTY OF Westchester)

Pursuant to Tenn. Code Ann. § 67-4-409(a)(4), the actual consideration given for this conveyance is Ten and 00/100 Dollars ($10.00).

_____
SCOT E. KARR

Sworn to and subscribed before me, this 21st day of September, 2016.

_____
Notary Public

My Commission Expires: 1/26/2019

TOM CASTROVINCI
Notary Public, State of New York
No. 4883459
Qualified in Westchester County
Commission Expires January 26, 2019

EXHIBIT A

A TRACT OF LAND BEING LOT NO. 2 ON THE PLAN OF ANTIOCH CENTER AS OF RECORD IN BOOK 5060, PAGE 113, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (BEING A RESUBDIVISION OF LOT NO. 2, ANTIOCH CENTER WHICH WAS OF RECORD IN BOOK 4715, PAGE 51, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY RIGHT OF WAY OF RICHARDS ROAD AT THE SOUTHEAST CORNER OF LOT NO. 1, ANTIOCH CENTER AS OF RECORD BOOK 4595, PAGE 44, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THENCE; WITH THE BOUNDARY OF LOT NO. 1, NORTH 18 DEGREES 00 MINUTES 24 SECONDS EAST, A DISTANCE OF 105.0 FEET TO A POINT, THENCE; NORTH 00 DEGREES 58 MINUTES EAST, A DISTANCE OF 107.16 FEET TO A POINT, THENCE; NORTH 62 DEGREES 55 MINUTES WEST, A DISTANCE OF 178.2 FEET TO A POINT, IN THE CENTERLINE OF MILL CREEK, THENCE; DEPARTING LOT NO. 1 AND PROCEEDING WITH THE CENTERLINE OF MILL CREEK, NORTH 44 DEGREES 58 MINUTES 52 SECONDS EAST, A DISTANCE OF 11.72 FEET; THENCE NORTH 41 DEGREES 17 MINUTES 16 SECONDS EAST, A DISTANCE OF 60.71 FEET TO A POINT AT THE SOUTHWESTERLY CORNER OF SECTION 2, CUMMINGS PARK, AS OF RECORD IN BOOK 4595, PAGE 140, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THENCE; DEPARTING THE CENTERLINE OF HILL CREEK AND PROCEEDING WITH THE SOUTHERLY BOUNDARY OF SECTION 2, CUMMINGS PARK, THENCE SOUTH 62 DEGREES 55 MINUTES EAST, A DISTANCE OF 278.30 FEET, TO A POINT, THENCE; SOUTH 75 DEGREES 09 MINUTES EAST, A DISTANCE OF 180.0 FEET, TO A POINT, THENCE; SOUTH 88 DEGREES 19 MINUTE EAST, A DISTANCE OF 228.89 FEET, TO A POINT, THENCE; DEPARTING THE BOUNDARY OF SECTION 2, CUMMINGS PARK AND PROCEEDING SOUTH 2 DEGREES 45 MINUTES 08 SECONDS WEST, A DISTANCE OF 198.82 FEET, TO A POINT, IN THE NORTH MARGIN OF THE RIGHT OF WAY OF RICHARDS ROAD, THENCE; PROCEEDING WITH SAID RIGHT OF WAY, ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 7088.60 FEET, A DISTANCE OF 1.81 FEET, TO A POINT, THENCE WITH SAID RIGHT OF WAY, NORTH 87DEGREES 14 MINUTES WEST, A DISTANCE OF 498.63 FEET, TO A POINT, THENCE; PROCEEDING ALONG A CURVE TO THE RIGHT ALONG SAID RIGHT OF WAY, WITH A RADIUS OF 250.0 FEET, A DISTANCE OF 66.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.995 ACRES, MORE OR LESS.

AND BEING SHOWN AS UNITS 1 THRU 16, ANTIOCH CENTER CONDOMINIUMS OF RECORD IN MASTER DEED BOOK 5746, PAGE 544 AND AMENDED IN BOOK 6101, PAGE 437, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO MARSHALL I. KARR, TRUSTEE BY DEED FROM PAUL F. DURHAM AND RALPH W. STONE OF RECORD IN BOOK 7091, PAGE 193, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID MARSHALL I. KARR PASSED AWAY ON SEPTEMBER 1, 2015. SAID MARSHALL I. KARR'S ESTATE IS BEING PROBATED IN THE CIRCUIT COURT (PROBATE) FOR DAVIDSON COUNTY, TENNESSEE, CASE NO. 15P-1503. SAID MARSHALL I. KARR, TRUSTEE, HAS BEEN SUCCEEDED BY SCOT E. KARR, SUCCESSOR TRUSTEE, PURSUANT TO THAT CERTAIN NOTICE OF APPOINTMENT OF SUCCESSOR TRUSTEE OF RECORD IN INSTRUMENT NO. 20160923-0100261, SAID REGISTER'S OFFICE.