BILL GARRETT, Davidson County
Trans:T20160103895 DEEDQC
Recvd: 11/23/16 14:20 3 pgs
Fees:17.00 Taxes:0.00
20161123-0123959

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
710 SunTrust Plaza
401 Commerce Street
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Map/Parcel Number:
The CFM Investment Trust Attn.: John M. McDonald, Trustee 401 Commerce Street, Suite 710 Nashville, TN 37219	The CFM Investment Trust Attn.: John M. McDonald, Trustee P.O. Box 120026 Nashville, TN 37212	MAP: 93-10 PAR: 214

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **S.C. McDonald, Jr.** and wife, **Carol F. McDonald**, as Grantors, by these presents do hereby quitclaim and convey unto **John M. McDonald**, as trustee of **The CFM Investment Trust, Dtd. November 23, 2016**, as Grantee, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being part of Lot No. 1 of A.V.S. Lindsley's Subdivision of Lot No. 130 of Barrow Grove Plan, of record in Book 84, page 249, Register's Office for Davidson County, Tennessee. Said part of lot is also known as Parcel No. 35 State Highway Plan. Project No. S. N. 56-D(1) 1941 in the Engineer's Office for the City of Nashville, Tennessee.
>
> BEGINNING at a point on the North margin of Lafayette Street, being the point where the West line of said lot strikes Lafayette Street; thence, in an Easterly direction along the Northerly margin of said Lafayette Street 54 feet, more or less, to a point; thence, in a Northeasterly direction 17 feet, more or less, to a point; thence, in a northeasterly direction 44 feet, more or

less, to a point, in a Southerly direction 63 feet, more or less, to a point of BEGINNING.

BEING the same property conveyed to Carol F. McDonald and husband, S.C. McDonald, Jr., by Quitclaim Deed from Carol F. McDonald, married person, dated the 1st day of October, 1999, and of record in Deed Book No. 11685, page 518, Register's Office for Davidson County, Tennessee.

This is improved property known as 536 Lafayette Street, Nashville, TN 37210.

This conveyance is made subject to (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; and (2) any and all applicable governmental and/or zoning regulations.

IN WITNESS WHEREOF we have hereunto set our hands and seals on this 23 day of November, 2016.

S.C. McDonald Jr.
S.C. McDonald, Jr.

Carol F. McDonald
Carol F. McDonald

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Delores Smith, a Notary Public in and for said County, **S.C. McDonald, Jr.** and **Carol F. McDonald**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23 day of November, 2016.

Delores Smith
Notary Public

My Commission Expires: 4/2/19

DELORES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

S.C. McDonald Jr.
S.C. McDonald, Jr.

Subscribed and sworn to before me, this 23 day of November, 2016.

Delores Smith
Notary Public

My Commission Expires: 4/2/19

DELORES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

1129702.002.sm.Quitclaim Deed 536 Lafayette Street