BILL GARRETT, Davidson County
Trans:T20160106273 DEEDQC
Recvd: 12/02/16 13:57 3 pgs
Fees:17.00 Taxes:0.00
20161202-0126789

THIS INSTRUMENT PREPARED BY:

Bryan Howard
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

BRYAN HOWARD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXP. MARCH 07, 2017

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual consideration for this transfer is NONE.

Douglas C. Neff
Affiant

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

Bryan Howard
Notary Public

My Commission Expires: _____

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
Douglas C. Neff, Trustee 100 Bayview Circle, Ste. 2000 Newport Beach, CA 92660	SAME	130 07 0 016.00

TRUSTEE'S QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, Douglas C. Neff, as successor Trustee of the Family Trust Under the Will of John C. Neff, and also as the successor Trustee of the Tennessee QTIP Trust Under the Will of John C. Neff, hereinafter collectively referred to as the Grantor, do hereby remise, release and quitclaim unto Linden Ann Neff Mamer and Douglas C. Neff as the Co-Trustees of the Joan L. Neff Irrevocable Trust dated May 1, 2015, and to their successor in trust, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in a certain

tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 23rd day of November, 2016.

Douglas C. Neff

Douglas C. Neff, as successor Trustee of the Family Trust Under the Will of John C. Neff, and as successor Trustee of the Tennessee QTIP Trust Under the Will of John C. Neff

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Douglas C. Neff, Trustee with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 23rd day of November, 2016.

Bryan Howard

Notary Public

My Commission Expires:

BRYAN HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXP. MARCH 07, 2017

EXHIBIT A
Legal Description

Land in Davidson County, Tennessee, being the south part of Lot No. 196 and the north part of Lot No. 197 on the Ma of Royal Oaks Land Company's Plan of Lots, of record in Book 421, page 103, Register's Office for said County, being Tract "A" on the Map of Davis Re-subdivision of certain lots, of record in Book 2330, page 98, said Register's Office; and described according to a survey made by Hal R. Swann, Jr., November 4, 1968, as follows:

Said parts of said lots front 186.45 feet on the westerly side of Westview Avenue and run back between lines, 404.39 feet on the northerly line and 405.85 feet on the southerly line, which is a broken line, to a dead line in the rear on which it measures 155.85 feet.

Being the same property conveyed to Thomas L. Neff, Trustee of the Family Trust Under the Will of John C. Neff, and Thomas L. Neff, Trustee of the Tennessee QTIP Trust Under the Will of John C. Neff, by Executor's Quitclaim Deed of record at Instrument No. 20100812-0063843 in the Register's Office for Davidson County, Tennessee. The Trustee of both such trusts was changed from Thomas L. Neff to Douglas C. Neff, by a Notice of Change of Trustee as to Certain Real Estate of record at Instrument No. 20131114-0117576 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 717 Westview Avenue, Nashville, Tennessee.