BILL GARRETT, Davidson County
Trans:T20160107192 DEEDQC
Recvd: 12/06/16 14:07 2 pgs
Fees:12.00 Taxes:0.00
20161206-0128003

This instrument prepared by:
Jillian Mastroianni
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
907 Massman Drive	Same	Map: 106-00-0
Nashville, TN 37217		Parcel: 061.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **PATRICIA MCREDMOND** ("Grantor") does hereby assign, transfer and convey, and quitclaim any and all of her rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **MARIE MCREDMOND LAWRENCE, ANN CECILIA MCREDMOND, THOMAS F. MCREDMOND, EDWARD V. MCREDMOND,** and **MARGARET MCREDMOND BOYD**, and their successors, heirs and assigns. The real estate is described as follows:

TRACT NO. 1 (John J. McRedmond):

Beginning at Jones' northwest corner in the south margin of Interstate 40 in the center of an old road, and running thence with the center line of the old road, south 26° 30' east 378 feet; thence with Bennett's north line and a fence, south 68° 05' west, passing Bennett's corner at 525.4 feet, in all 715.4 feet to a concrete monument in the margin of an old road, thence north 45° west, passing a concrete monument at 344 feet, in all 425 feet, to the center of Mill Creek; thence with the center of Mill Creek, north 19° east 190 feet to the south margin of Interstate 40, thence with said margin, north 74° 32' east 240 feet to a concrete monument; thence south 15° 28' east 55 feet to a concrete monument; thence north 74° 34' east 504.9 feet to the point of beginning, and containing 8.1 acres, more or less.

Being the same property conveyed to John J. McRedmond by Partition Deed dated April 29, 1966 from John J. McRedmond, et. al. of record in Book 4012, Page 40, Register's Office for Davidson County, Tennessee.

John McRedmond, Jr. married Catherine T. McRedmond. John McRedmond, Jr. predeceased Catherine T. McRedmond. Catherine T. McRedmond died intestate on March 13, 1995. Her estate is being probated under Docket No. 00P-878 in the Seventh Circuit Court for Davidson County, Probate Division. Catherine T. McRedmond was survived by six (6) children, one of whom was John Joseph McRedmond, III.

John Joseph McRedmond, III, died on August 10, 1997. His estate is being probated under Docket No. 00P-876 in the Seventh Circuit Court for Davidson County, Probate Division. The Last Will and Testament of John Joseph McRedmond, III, devises his real property to his wife, Patricia O. McRedmond.

This is improved property located on and known as **907 Massman Drive, Nashville, Tennessee 37217**.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 18th day of November, 2016.

Affiant

Notary Public

My Commission Expires: _____

LISA C. WOODRUFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires AUG. 18, 2018

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 18th day of November, 2016.

PATRICIA MCREDMOND, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PATRICIA MCREDMOND**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 18th day of November, 2016.

Notary Public

My Commission Expires:_____

LISA C. WOODRUFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires AUG. 18, 2018