This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Davidson County DEEDQC
Recvd: 02/16/17 14:27 5 pgs
Fees:27.00 Taxes:0.00
20170216-0016191

QUITCLAIM DEED

Address New Owners:
Liza Todd Edgerton, Trustee
Supplemental Needs Trust FBO Henry
Harrington Hill Todd U-A dtd 06-05-2013
939 Barracks Farm Road
Charlottesville, VA 22901

Send Tax Bills To:
same

Map/Parcel Number:
116 13 0 C 054 00CO

WHEREAS, Kirkland Wiley Todd, Jr. (the "Decedent"), Grantor of the Kirkland Wiley Todd, Jr. Trust dated November 11, 2007, as amended and restated June 5, 2013 (the "Trust"), died on September 27, 2016; and

WHEREAS, pursuant to the terms of that certain Resignation and Appointment of Successor Trustee Agreement dated January 8, 2016, and upon the death of the Grantor, Lynne Todd Edgerton and Liza Todd Edgerton are the Co-Trustees of the Trust; and

WHEREAS, the Co-Trustees desire to convey all right, title and interest in and to certain real property located in Davidson County, Tennessee, in order to complete the administration of the Trust and distribute the Property in accordance with the terms of the Trust.

NOW THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Lynne Todd Edgerton and Liza Todd Edgerton, as Co-Trustees of the Kirkland Wiley Todd, Jr. Trust dated November 11, 2007, as amended and restated June 5, 2013 (hereinafter referred to as the "Grantor"), do hereby quitclaim, transfer and convey all of the Trust's right, title and interest in and to certain real property located in Davidson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property"), to Liza Todd Edgerton and Lynne Todd Edgerton, Co-Trustees, and their successors in trust, of the Supplemental Needs Trust FBO Henry Harrington Hill Todd U-A dtd 06-05-2013 (the "Grantee").

This is improved property located at 105 Leake Ave. #54, Nashville, Tennessee 37205.

This Property is conveyed expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Trustees have executed this instrument this 13th day of February, 2017.

KIRKLAND WILEY TODD, JR. TRUST DATED NOVEMBER 11, 2007, AS AMENDED AND RESTATED JUNE 5, 2013

By: Lynne Todd Edgerton, Co-Trustee
Lynne Todd Edgerton, Co-Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Lynne Todd Edgerton, who upon oath acknowledged that she is the Co-Trustee of the Kirkland Wiley Todd, Jr. Trust dated November 11, 2007, as amended and restated June 5, 2013, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 13th day of February, 2017.

Notary Public

My Commission Expires: 03/07/2017

JEREMY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Remainder of page intentionally left blank.)

KIRKLAND WILEY TODD, JR. TRUST DATED NOVEMBER 11, 2007, AS AMENDED AND RESTATED JUNE 5, 2013

By: Liza Todd Edgerton
Liza Todd Edgerton, Co-Trustee

STATE OF VIRGINIA)
City of Charlottesville aka
~~COUNTY OF~~ _____)

Personally appeared before me, a Notary Public in and for said State and County, Liza Todd Edgerton, who upon oath acknowledged that she is the Co-Trustee of the Kirkland Wiley Todd, Jr. Trust dated November 11, 2007, as amended and restated June 5, 2013, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Charlottesville, Virginia, this 15th day of February, 2017.

Anne Kuebler O'Brien
Anne Kuebler O'Brien
Notary Public

My Commission Expires: 9-30-2020

Anne Kuebler O'Brien
Commonwealth of Virginia
Notary Public
Commission No. 7712858
My Commission Expires 9/30/2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409 (a)(3)(G).

Carla L Lovell
Affiant

Subscribed and sworn to before me this 10th day of February, 2017.

Notary Public

My Commission Expires: 9/11/17

BEVERLY SEBASTIAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Beverly Sebastian
My Commission Expires
September 11, 2017
STATE OF TENNESSEE

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 54, together with Parking Space No. 19, on the Plan of Revised Belle Meade Tower of record in Instrument No. 20001020-0104050, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Belle Meade Tower, a condominium, a horizontal property regime established by Restated Master Deed of record in Instrument No. 20130214-0015134, said Register's Office.

Being the same property conveyed to Lynne Todd Edgerton and Liza Todd Edgerton, Co-Trustees of the Kirkland Wiley Todd, Jr. Trust dated November 11, 2007, as amended and restated June 5, 2013, by deed dated January 17, 2017, from Martha A. Elliott, unmarried, of record in Instrument No. 20170119-0006199, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Restated Master Deed (and By-Laws) for Belle Meade Tower, a condominium, of record in Instrument No. 20130214-0015134, Register's Office for Davidson County, Tennessee.

2. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.

3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3839, page 983; Book 4790, page 319; and Book 4925, page 594, Register's Office for Davidson County, Tennessee.

4. Easement to American Telephone and Telegraph Co of record in Book 1207, page 547, Register's Office for Davidson County, Tennessee.

5. Easement for building clearance of record in Book 3183, page 201, Register's Office for Davidson County, Tennessee.

6. Easement to Metropolitan Government of record in Book 4355, page 696, Register's Office for Davidson County, Tennessee.

7. Easement to Nashville Gas Company of record in Book 6701, page 203, Register's Office for Davidson County, Tennessee.

8. All matters appearing on the Plan of record as Instrument No. 20001020-0104050, Register's Office for Davidson County, Tennessee.

9. Easement for right of way to Bell South of record in Book 9351, page 933, Register's Office for Davidson County, Tennessee.

10. Terms and conditions of that certain Lease Agreement by and between Belle Meade Tower Condominium Homeowners Association, Inc., as Lessor, and Bell South Mobility, Inc. as Lessee, a memorandum of which appears of record in Book 10468, page 321, Register's Office for Davidson County, Tennessee.

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

This improved property located at 105 Leake Ave. #54, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Carla L Lovell
Carla L. Lovell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Carla L. Lovell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 16th day of February, 2017.

Notary Public

My Commission Expires: 9/11/17

BEVERLY SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Beverly Sebastian
My Commission Expires
September 11, 2017
STATE OF TENNESSEE