Prepared by information provided by others

Prepared and Return to:
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Attorney At Law
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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Davidson County DEEDQC
Recvd: 02/17/17 12:51 5 pgs
Fees:27.00 Taxes:0.00
20170217-0016656

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Johnny B. Patterson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF FEBRUARY, 2017.

Donald Seth Roush
Notary Public
My Commission Expires: 03/06/2018

DONALD SETH ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner	Send Tax Bills	Map-Parcel Number
Johnny and Barbara Patterson Revocable Trust	Same	102-94-9-42
2933 Edge-Moore Drive,		102-94-9-44
Nashville TN 37217		102-94-9-45

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that Johnny B. Patterson and Barbara J. Patterson have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Johnny Bryan Patterson, Sr. and Barbara Jean Patterson, Co –Trustees of the Johnny and Barbara Patterson Revocable Trust established February 15th 2017 their successors and/or assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Property as described on Exhibit A which is attached fully incorporated herein

Being the same property conveyed to Johnny B. Patterson and wife Barbara J Patterson by deed from Nathan Wall a/k/a Nathan T. Wall of record in Instrument No. 20000241-2236518 Register's Office for Davidson County, Tennessee.

This is improved property known as 302-306-310 Hermitage Ave, Nashville TN 37210

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 15 day of February, 2017.

Johnny B. Patterson

Johnny B. Patterson

Barbara J. Patterson

Barbara J. Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Johnny J. Patterson and Barbara H. Patterson the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 15 day of February 2017.

Donald Seth Roush

Notary Public

My Commission expires 03/06/2018

DONALD SETH ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRACT 1

TRACT A: Being Lot No. 30 on the Plan of Pagnot of Fairfield Village, as of record in Book 21, page 82, Register's Office for said County.

Said Lot No. 30 fronts 50 feet on the north side of Hermitage Avenue and runs back between parallel lines 183 feet more or less to an alley.

TRACT B: Being the west part of Lot No. 31 on the Plan of Fairfield Village, as of record in Book 21, page 82, Register's Office for said County.

Said part of said lot fronts 37 feet 8 inches on the north side of Hermitage Avenue, and runs back 183 feet on the west line and 18-3/4 feet on the east line to an alley on which it measures 31 feet 8 inches.

TRACT 2

TRACT C: A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being the easterly part of Lot No. 31 and the westerly part of Lot No. 32 on the Plan of Pagnot's Fairfield Village Lots, a Plan of which is of record in Book 21, page 82, Register's Office for said County, and described as follows:

Beginning on the northerly margin of Hermitage Avenue; at a point 62-1/2 feet west of the westerly margin of Stanley, formerly Petway Street, being the southwest corner of the property conveyed to J. L. Taylor and wife, by deed from H. C. Criswell and wife, of record in Book 670, page 656, said Register's Office; thence with said Avenue, westwardly 50 feet, more or less, to the southeast corner of the property conveyed to Mary L. Dodd by deed from Mattie McKinley, of record in Book 762, page 325, said Register's Office; thence4 with said Dodd's easterly line, northwardly 184 feet, more or less, to the southerly margin of an alley, thence with said alley eastwardly 44 feet, more or less, to the northwest corner of said Taylor property; thence with Taylor's westerly line, southwardly 183 feet, more or less, to the beginning.

TRACT 3

TRACT D: Land in Davidson County, Tennessee, being Lot No. 33 and the easterly part of Lot No. 32 on the Plan of Fairfield Village of record in Book 21, page 82, said Register's Office.

Beginning at the northwest corner of Hermitage Avenue, formerly Fillmore Street or the Lebanon Pike and Stanley Street, formerly Petway Street, being the southeast corner of said Lot No. 33; thence with the westerly margin of Stanley Street, northerly 188 feet to the southerly margin of an alley; thence with the southerly margin of said alley, westerly 53 feet 2 inches to the northeast corner of a part of said Lot No. 32, formerly owned by Paget, and afterwards owned by Beadle; thence with the easterly line of said Paget Lots, southerly 187 feet, more or less, to the northerly margin of Hermitage Avenue; thence with the northerly margin of said Avenue, easterly 62-1/2 feet to the beginning.

Exhibit A

Continued.....

INCLUDED in the above description but specifically EXCLUDED therefrom is the following tract of land being a part of Lot No. 33 which was conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5031, page 479, said Register's Office, described as follows: Beginning in the northwest corner of Hermitage Avenue, formerly Fillmore Street or the Lebanon Pike and Stanley Street, formerly Pelway Street, being the southeast corner of said Lot No. 33; thence with the westerly margin of Stanley Street, northerly 188 feet to the southerly margin of an alley; thence with the southerly margin of said alley, westerly 10.05 feet to a point; thence southerly 145.09feet with the new relocated westerly margin of Stanley Street, the same being parallel to and 10 feet west of the present westerly margin of Stanley Street to a point; thence southwesterly 59.38 feet around a curve that has a 35-foot radius to a point; thence south 86 degrees 26' East 49.76 feet along the present north margin of Hermitage Avenue to the point of beginning and containing 1,568 square feet.

I Amy Cross Nc do hereby make oath that I am a licensed and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law."

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy Cross Nc, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that __he__ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22 day of May, 2015.

Notary Public

My Commission expires: 1/29/18

CYNTHIA A. BADGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY