BILL GARRETT, Davidson County
Trans: T20170026430 DEEDQC
Recvd: 03/29/17 12:04 2 pgs
Fees: 12.00 Taxes: 0.00

20170329-0030533

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 20 DAY OF MARCH 2017 NOTARY PUBLIC MY COMMISSION EXPIRES

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7783 ROLLINS JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
MICHELE M. MULROONEY, TRUSTEE OF THE A R & E TRUST	MICHELE M. MULROONEY, TRUSTEE OF THE A R & E TRUST	Part of 11604021800
3942 WOODLAWN DR	3942 WOODLAWN DR	*** Part of 11604021800 was combined into 11604000600(Lot 2) in Instrument # 20160526-0052933 RODC***
Nashville, TN 37205	Nashville, TN 37205	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PHILLIP KENT ROLLINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

MICHELE M. MULROONEY, TRUSTEE OF THE A R & E TRUST

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is Improved property known as 3942 Woodlawn Drive, Nashville, TN 37205

Witness my hand on this 14 day of FEBRUARY 2017

PHILLIP KENT ROLLINS

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: **Phillip Kent Rollins**, 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 NASHVILLE (city), TN (state), this 14 day of FEBRUARY, 2017

Notary Public

My Commission Expires: My Commission Expires SEPT. 11, 2017

DONALD R. GIVAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

15-7783 ROLLINS JV

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 2, of the Consolidation Plat of Lots 2 and 3, Resubdivision of Kimpalang Place Plat Book 9700, Page 828, and Lot 4 Kimpalong Place, Plat Book 547, Page 18, as recorded in 20160526-0052933 the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Michele M. Mulrooney, Trustee of the A R & E Trust, as to an undivided 65% interest and Phillip Kent Rollins, as to an undivided 35% interest, as tenants in common from the Estate of Ruth G. Brown by Warranty Deed recorded on the 11th day of November, 2015, in Instrument No. 20151124-0119002 in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.