BILL GARRETT, Davidson County
Trans:T20170032816 DEEDQC
Recvd: 04/19/17 09:36 5 pgs
Fees:27.00 Taxes:0.00
20170419-0038147

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
Ryan W. Barry
Attorney at Law
P.O. Box 400
Winchester, TN 37398

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
Meghan Scanlon Roach, Trustee SunTrust Bank P.O. Box 1638, MC 0312 Chattanooga, TN 37401	[Same]	Parcel 1: 118 09 0 115.00 Parcel 2: 162 16 0A 057.00

QUITCLAIM DEED

PREMISES

1. Francis J. Scanlon and wife, Pauline A. Scanlon, owned as tenants by the entirety certain property in Davidson County, Tennessee, all of which is more particularly described under Exhibit A below (the "Property").

2. Pauline A. Scanlon passed away on October 31, 2013, at which time Francis J. Scanlon automatically became the sole owner of the Property pursuant to Tennessee law.

3. Francis J. Scanlon now wishes to transfer the Property from his sole name to the ownership of the Revocable Trust of Francis J. Scanlon as indicated below.

IN CONSIDERATION of the above premises and of the sum of One Dollar ($1.00), and for other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, Francis J. Scanlon (the "Grantor") does hereby sell, transfer, convey and quitclaim unto Meghan Scanlon Roach, Trustee of the Revocable Trust of Francis J. Scanlon U/A dated April 13, 2017, and its heirs and assigns, all of Grantor's right, title and interest in the certain tracts or parcels of real property, situated in Davidson County, Tennessee,

described in Exhibit "A" of this Quitclaim Deed attached hereto and incorporated herein by reference.

SEE ATTACHED EXHIBIT "A"

Grantor and Grantee acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and attorney Ryan W. Barry disclaims responsibility for the status of the title to the property or for the accuracy of such information.

(Signatures on following page)

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 13th day of April, 2017.

GRANTOR:

FRANCIS J. SCANLON

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Before me, a Notary Public of the state and county aforesaid, personally appeared FRANCIS J. SCANLON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as his free act and deed.

WITNESS my hand and seal this 13th day of April, 2017.

RYAN W. BARRY STATE OF TENNESSEE NOTARY PUBLIC FRANKLIN COUNTY

Notary Public
My Commission Expires: April 25, 2020

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

I hereby swear and affirm that the actual consideration for this transfer is $0.00

REVOCABLE TRUST OF FRANCIS J. SCANLON U/A DATED APRIL 13, 2017

MEGHAN SCANLON ROACH, Trustee/Affiant-Grantee

Sworn and subscribed to before me
this 13th day of April, 2017.

Notary Public
My Commission Expires: April 25, 2020

RYAN W. BARRY STATE OF TENNESSEE NOTARY PUBLIC FRANKLIN COUNTY

EXHIBIT A

Parcel 1: 118 09 0 115.00

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND in Davidson County, Tennessee, being part of the westerly part of Lot No. 1 on the Map of Lots Nos. 1 to 9 inclusive on the Plan of the Resubdivision of Lots Nos. 12 and 13 of Noelton, not of record and described according to a survey made by S. R. Sanford, Jr., October 30, 1947 and John Kohl & Company on July 20, 1978, as follows:

BEGINNING at the southeast intersection of Battlefield Drive and Lealand Lane formerly 10th Avenue South; thence with the margin of Lealand Lane, southerly around a slight curve, 100 feet to an Iron pin at the corner of Lots Nos. 1 and 2; thence with the line between said lots, easterly 220 feet 9 inches to a stake; thence northerly 97 feet 7 inches to the southerly margin of Battlefield Drive at an iron pin; thence with the margin of the same, westerly 222 feet 8 inches to the point of beginning.

Source of Title: Deed at Deed Book 5323, Page 974, Register's Office, Davidson County, TN.

SUBJECT TO any and all existing easements of record.

This is improved property known as 3300 Lealand Drive, Nashville, TN 37204.

Parcel 2: 162 16 0A 057.00

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING a part of the Plan of Mill Creek Club, Phase I, Section 1 as of record in Book 4860, Page 11, Register's Office for Davidson County; the part hereby conveyed being UNIT NO. 14, BUILDING NO. 12, known as 14 Hickory Court, as shown in and described by said plan;

TOGETHER with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the Master Deed Establishing a Horizontal Property Regime of Mill Creek Club, Phase I, Section 1, including the By-Laws thereunto attached recorded in Book 4887, Page 961, Register's Office for Davidson County, including without limitation such unit's undivided percentage interest in the land and general common elements;

SUBJECT, HOWEVER, TO ALL of the provisions, conditions, restrictions, options, burdens and undertakings contained in said Master Deed and By-Laws thereunto

attached, all of which the purchaser does assume and agree to observe and perform, including but not limited to the payment of assessments.

Source of Title: Deed at Deed Book 5005, Page 663, Register's Office, Davidson County, TN.

This is improved property, known as 14 Hickory Court, Mill Creek Club, Antioch, TN 37013.

NO BOUNDARY SURVEY OF THE WITHIN TRACTS OR PARCELS OF REAL ESTATE WAS MADE AT THE TIME OF THIS CONVEYANCE TO THE TRUST, AND THE DESCRIPTION OF THE WITHIN TRACTS OR PARCELS OF REAL ESTATE IS NOT DIFFERENT FROM PREVIOUS DEEDS.