BILL GARRETT, Davidson County
Trans:T20170035291 DEEDQC
Recvd: 04/26/17 14:25 3 pgs
Fees:17.00 Taxes:0.00
20170426-0041097

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE-- James P. Damato, Affiant Subscribed and sworn to before me, this 4th day of April, 2017. Notary Public My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires January 8, 2019

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
James P. Damato, Trustee 800 Boscobel Street Nashville, Tennessee 37206	SAME	082 16 0 334.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James P. Damato**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises,

releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **James P. Damato, Trustee of the James P. Damato Living Trust, established by the Revocable Trust Agreement of James P. Damato dated April 4, 2017**, as amended and restated from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 4th day of April, 2017.

James P. Damato

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 James P. Damato, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 4th day of April, 2017.

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 8, 2019

My Commission Expires: _____

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 123 and the northwest corner of Lot No. 124 on the Map of J S Williams Addition to Edgefield of record in Book 21, page 45, Register's Office for Davidson County, Tennessee, and described according to a survey thereof made April 21, 1945, by S. R. Sanford, Jr. as follows:

Beginning at the southeast intersection of South 8th Street and Boscobel Street, the northwest corner of Lot No. 123; thence, with the easterly margin of South 8th Street, southerly 175 feet to a 20-foot alley; thence with the margin of the same easterly 50 feet to a stake at the corner of Lots No. 123 and 124; thence, with the line between said lots, northerly 81.25 feet to a stake; thence, northerly, leaving the line between said lots, passing the corner of the house, 47.8 feet to a cut in the outside edge of a sidewalk; thence along the east line of Boscobel Street, said point being 11.25 feet east of the line between Lots No. 123 and 124; thence with the south line of Boscobel Street, westerly 61.25 feet to the point of beginning.

Being the same property conveyed to James P. Damato by deed from Walter A. Parker and wife, Teresa L. Parker, of record as Instrument No. 20050324-0032277, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (a) current year's State and County taxes, which have been assumed by the Grantee; (b) all matters appearing on the plan of record in Book 21, page 45, said Register's Office; and (c) restrictive covenants of record in Instrument #20020301-0026180 and Instrument #20020404-0041001, said Register's Office.

This is improved property known as 800 Boscobel Street, Nashville, Tennessee 37206.