BILL GARRETT, Davidson County
Trans:T20170040624 DEEDQC
Recvd: 05/12/17 10:42 3 pgs
Fees:17.00 Taxes:0.00
20170512-0047286

| THIS INSTRUMENT PREPARED BY: | RECORD OWNER AND SEND TAX NOTICES TO: | TAX MAP & PARCEL NUMBER: |
|---|---|---|
| Thomas Kelly Derryberry, Esq.<br>504 Autumn Springs Ct<br>Suite 26<br>Franklin, TN 37067 | KMSTB LCC<br>c/o Weldon Kidd<br>2482 Una Antioch Pike<br>Nashville, TN 37013 | Map 70, Group 13<br>Parcel 100 |

# QUIT-CLAIM DEED

**THIS INDENTURE**, made as of the 15th day of May, 2017, between **FIRST BAPTIST CHURCH CAPITOL HILL HOMES, INCORPORATED**, a Tennessee nonprofit corporation ("Grantor"), and **KMSTB LLC,** a Tennessee limited liability company ("Grantee").

**WITNESSETH**: That the Grantor, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, in hand paid by the Grantee, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and **QUIT-CLAIMED**, and does hereby bargain, sell, remise, release, and **QUIT-CLAIM** unto the Grantee, all the estate, right, title and interest of the Grantor in the property described on **Exhibit A** attached hereto and made a part hereof, together with all buildings, structures, improvements, easements, rights of way, hereditaments, appurtenances, roads and strips and gores of land adjacent to, abutting or adjoining the tract of real property described herein on all sides thereof, and any other rights thereto appertaining.

The conveyance is made subject to the covenant and condition that the property conveyed hereby will be used and maintained for the benefit of Kelly Miller Smith Towers.

**THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED ON EXHIBIT A HERETO OR AS TO ANY OTHER MATTER WHATSOEVER. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER.**

*(signatures appear on following pages)*

**IN WITNESS WHEREOF**, the Grantor has hereunto set his hand as of the day and year first above written.

**FIRST BAPTIST CHURCH CAPITOL HILL HOMES, INCORPORATED,**
a Tennessee non-profit corporation

Weldon B. Kidd

BY: Weldon Kidd, Chairperson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a notary public, of the State and County aforesaid, personally appeared Weldon B. Kidd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chairperson of First Baptist Church Capitol Hill Homes, Incorporated, the within named bargainor, a nonprofit corporation, and that he as such Chairperson, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Chairperson.

Witness my hand and seal, at office, this 4th day of May, 2017.

Thomas K. Derryberry

Notary Public

THOMAS K. DERRYBERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES MARCH 10, 2018

My commission expires: MARCH 10, 2018

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

I, or we, hereby swear or affirm that the actual consideration for this transfer is $ -0-.

Weldon B. Kidd

Sworn to and subscribed before me this
4th day of May, 2017

Thomas K. Derryberry

Notary Public

MY COMMISSION EXPIRES MARCH 10, 2018

My commission expires: MARCH 10, 2018

THOMAS K. DERRYBERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

## EXHIBIT A

A certain tract of land in Davidson County, Tennessee, described as follows:

Land in the 13th formerly the 23rd Civil District of Davidson County, Tennessee, being Lots Nos 3, 4 and part of Lot No. 2, on the unrecorded map showing W. R. White's Subdivision of part of the W. C. Sisley land, near Bordeaux, Tennessee, and described according to a survey made by John Kohl, Surveyor, dated January 6, 1972 as follows:

BEGINNING at a point in the center line of Cliff Drive, 453.5 feet southeasterly from the center line of Hamilton Road, being the comer of lots 3 and 5 on said subdivision; thence along the line of said lots and along the line of Lot No. 4 northeasterly 277 feet to a point; thence easterly 144 feet to a point which is 26.5 feet, more or less, east from the common comer of lots 2 and 4; thence southwesterly 351 feet, more or less, to the center line of Cliff Drive; thence with the center line of said Drive north westerly 126 feet to the point of beginning.

Being the same property conveyed to American General Finance, Inc., by Trustee's Deed from Kevin Jones, Trustee, dated November 13, 1991, recorded November 14, 1991 in Book 8485, Page 938, Register's Office for Davidson County, Tennessee, and further

Being the same property conveyed to First Baptist Church Capitol Hill Homes, a Tennessee non-profit corporation, by deed from American General Finance, Inc., dated March 10, 1992, filed for record in Book 8579, page 100 in the, Register's Office for Davidson County, Tennessee.

This property is also known as 3006 Cliff Drive, Nashville, Tennessee.