This Instrument Prepared By:

BILL GARRETT, Davidson County
Trans:T20170043714 DEEDQC
Recvd: 05/23/17 11:13 3 pgs
Fees:17.00 Taxes:0.00
20170523-0051104

John M. McDonald
Evans, Jones & Reynolds, P.C.
SunTrust Plaza, Suite 710
401 Commerce Street
Nashville, TN 37219

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Map-Parcel Number:
Michael B. McDonald 641 Old Hickory Blvd., Unit 315 Brentwood, TN 37027	Michael B. McDonald 641 Old Hickory Blvd., Unit 315 Brentwood, TN 37027	Map 104-9 Parcel 21

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and value consideration, the receipt and sufficiency of which is hereby acknowledged, **Carol Foster McDonald**, in her capacity as Personal Representative of the Estate of Stanley Clayton McDonald, Jr., as Grantor, by these presents does hereby grant, bargain, sell and convey unto **Michael B. McDonald**, as Grantee, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to- wit:

> Land in Davidson County, Tennessee, being Lot No. 230, the West 42 ½ feet of Lot No. 231, and the east 25 feet of Lot No. 229 on the Map of Richland Realty Co.'s Second Subdivision, Division "B" of record in Book 332, page 92, Register's Office for said County.
>
> Being the same property conveyed to S. C. McDonald, Jr. by Deed dated the 20th day of November, 1968, from Mildred Deason McDonald, recorded in Book 4288, page 68, Register's Office for Davidson County, Tennessee. The said S. C. McDonald, Jr. having died on the 2nd day of March, 2017, a resident of Davidson County, Tennessee, specifically bequeathing said property to Michael B. McDonald, under Stanley Clayton McDonald, Jr.'s (a/k/a S.C. McDonald, Jr.) Last Will and Testament dated May 7, 2014, which was duly

admitted to probate in Davidson County, Tennessee, Docket No. 17P-75, in the Probate Court for said County.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises which may be of record or otherwise.

This is improved property known as 3720 Central Avenue, Nashville, Tennessee 37205.

WITNESS my hand this 17 day of May, 2017.

Carol Foster McDonald

Carol Foster McDonald,
Personal Representative of the Estate of
Stanley Clayton McDonald, Jr.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Paul Newell, a Notary Public in and for said State and County, **Carol Foster McDonald**, Personal Representative of the Estate of Stanley Clayton McDonald, Jr., with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17 day of May, 2017.

Notary Public

My Commission Expires: 10/10/2020

PAUL MICHAEL NEWELL II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

This conveyance is exempt from the payment of the privilege tax pursuant to Section 67-4-409(a)(3)(D), Tennessee Code Annotated.

Carol Foster McDonald

Carol Foster McDonald

Subscribed and sworn to before me, this 17 day of May, 2017.

Notary Public

My Commission Expires: 10/10/2020

PAUL MICHAEL NEWELL II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

129703.005.sm.Quitclaim Deed