BILL GARRETT, Davidson County
Trans:T20170050922 DEEDQC
Recvd: 06/14/17 14:40 9 pgs
Fees:47.00 Taxes:0.00

20170614-0059855

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--.

Edwin Gilbert Kirkland, Affiant

Subscribed and sworn to before me, this 9th day of June, 2017.

Notary Public

My Commission Expires:

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

Address of new owners:

Edwin Gilbert Kirkland and/or
Marie Hope Brownsey Kirkland, Trustees
700 12th Avenue South, Unit 501
Nashville, Tennessee 37203

Send Tax Bills to:

SAME

Map-Parcel Numbers:

Davidson County
093 13 0D 025.00 CO
117 04 0 279.00
161 10 0A 147.00

Williamson County
062G A 00100
078I H 01100

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, Edwin Gilbert Kirkland and wife, Marie

Hope Brownsey Kirkland, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' 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 **Edwin Gilbert Kirkland and/or Marie Hope Brownsey Kirkland, Trustees of The Marie & Edwin Kirkland Living Trust, established by the Revocable Trust Agreement of Edwin Gilbert Kirkland and Marie Hope Brownsey Kirkland dated June 9, 2017**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

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

WITNESS our hands this 9th day of June, 2017.

Edwin Gilbert Kirkland

Marie Hope Brownsey Kirkland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edwin Gilbert Kirkland and Marie Hope Brownsey Kirkland, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of June, 2017.

My Commission Expires: _____

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

Notary Public

EXHIBIT A

Legal Descriptions

(Edwin Gilbert Kirkland and Edwin G. Kirkland are one and the same person. Marie Hope Brownsey Kirkland and Marie B. Kirkland are one and the same person.)

Davidson County
093 13 0D 025.00 CO – 700 12th Avenue South, Unit 501, Nashville, Tennessee 37203

Land in Davidson County, Tennessee, being Unit No. R 501, of Terrazzo, a Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws appended thereto of record in Instrument No. 20081223-0122167, as amended by Instrument No. 20090213-0012915, Instrument No. 20090316-002330l, Instrument No. 20090325-0026808, and Instrument No. 20090827-0080784, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed and By-Laws. Reference is hereby made to the Plan for Terrazzo Condominiums of record in Instrument No. 20081223-0122167, at Exhibit B, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edwin G. Kirkland and Marie B. Kirkland, husband and wife, by deed from Viktor Stalberg, of record as Instrument No. 20150505-0041065, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING:

1. Current year's State and County taxes, which have been assumed by the Grantees.
2. Declaration of Condominium of Terrazzo Condominium, and all exhibits attached thereto and recorded of record in Instrument No. 20081223-0122167, as amended of record in Instrument No. 200902130012915, as amended of record in Instrument No. 200903160023301, as amended of record in Instrument No. 200903250026808, as amended of record in Instrument No. 200908270080784, as amended of record in Instrument No. 201210170095418; in the Register's Office for Davidson County, Tennessee, together with amendments thereto (hereinafter "Declaration"). Such Declaration may establish and provide without limitation for easements, liens, charges, assessments, an option to purchase, a right of first refusal, and/or the prior approval of a future purchaser or occupant.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances recorded of record in Instrument No. 200606150071498, in the Register's Office for Davidson County, Tennessee.
4. Stormwater Detention Agreement recorded of record in Instrument No. 200606150071504, in the Register's Office for Davidson County, Tennessee.
5. Grant of Easement recorded of record in Instrument No. 201205210043895, in the Register's Office for Davidson County, Tennessee.
6. Easement recorded of record in Book 4643, Page 498, in the Register's Office for Davidson County, Tennessee.

7. Charter recorded of record in Instrument No. 200812230122305, in the Register's Office for Davidson County, Tennessee.
8. Charter recorded of record in Instrument No. 200908280080937, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 700 12th Avenue South, Unit 501, Nashville, Tennessee 37203.

Davidson County
117 04 0 279.00 – 1407 Paris Avenue, Nashville, Tennessee 37212

Land in Davidson County, Tennessee, being Lot No. 68, on the Plan of Victoria Place, of record in Book 332, page 10, Register's Office for said County.

Said Lot No. 68 fronts 62.5 feet on the southerly margin of Paris Avenue and extends back between lines 130 feet to an alley.

Being the same property conveyed to Edwin G. Kirkland and wife, Marie B. Kirkland, of record in Book 10416, page 525, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantees.
2. Plan of record in Plat Book 332, page 10, Register's Office for Davidson County, Tennessee.

This is improved property known as1407 Paris Avenue, Nashville, Tennessee 37212.

Davidson County
161 10 0A 147.00 – 5208 Cardiff Drive, Nashville, Tennessee 37211

Being Lot No. 123 on the Plan of Villages of Brentwood, Phase TWO of record in Plat Book 6250, page 169, Register's Office for Davidson County, Tennessee, to which plat reference is hereby make for a more complete description.

Being the same property conveyed to Edwin G. Kirkland and wife, Marie B. Kirkland, of record in Book 6623, page 175, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 6143, page 11, and Book 6398, page 495, Register's Office said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and right-of-way for public utilities.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property known as 5208 Cardiff Drive, Nashville, Tennessee 37211.

Williamson County
062G A 00100 – 100 Cool Springs Boulevard, Franklin, Tennessee 37067

Land lying in Williamson County, Tennessee, being Lot(s) 5, as shown on the map entitled Revision Five, Lots 5, 6 and 8, Section "Q", Aspen Grove, of record in Plat Book 26, Page 92, Register's Office for Williamson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Edwin G. Kirkland and wife, Marie B. Kirkland, by deed from Alex M. Chun, a/k/a Myung Chun, of record in Book 7068, page 263, Register's Office for Williamson County, Tennessee.

This is improved property known as 100 Cool Springs Boulevard, Franklin, Tennessee 37067.

Williamson County
078I H 01100 – 1220 Mallard Drive, Franklin, Tennessee 37064

Land in the Fifth (5th) Civil District of Williamson County, Tennessee, being a portion of Lot No. 112, as shown on Plat of Boyd Mill Estates of record in Plat Book 6, page 103, as amended in Plat Book 7, page 34, and in Plat Book 8, page 12, Register's Office for Williamson County, Tennessee, and being further described as follows:

Beginning at an iron pin in the western margin of Mallard Drive, said point being 170.71 feet, more or less, from Skylark Drive, thence, North 88 deg. 59' 02" West, 112.52 feet to a point; thence, South 18 deg. 15' 44" West, 15 feet to a point; thence South 49 deg. 04' 01" East, 85.93 feet to a point; thence, South 88 deg. 43' 56" East, 45.13 feet to a point; thence, along a curved line, being the margin of Mallard Drive 70 feet, said curve being further described as Delta 22 deg. 44' 53" R 371.89 T 75.00', to the point of beginning.

Being the same property conveyed to Edwin G. Kirkland and wife, Marie B. Kirkland, by deed from Edwin G. Kirkland of record in Book 709, page 766, Register's Office for Williamson County, Tennessee.

This is improved property known as 1220 Mallard Drive, Franklin, Tennessee 37064.
