BILL GARRETT, Davidson County
Trans:T20170054611 DEEDQC
Recvd: 06/26/17 15:01 3 pgs
Fees:17.00 Taxes:0.00

20170626-0064169

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444
(615) 627-4448 fax
jeff@howardmobley.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 21st day of June, 2017.

Notary Public

My Commission Expires:

JULIA C. HUNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 1, 2020

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(9)(D).

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel No.:
C. Oakley Christian, III 6322 Canterbury Close Brentwood, TN 37027	-SAME-	Map 118-04 Parcel 194

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Janice S. Christian, Executor of the Estate of C. Oakley Christian, Jr., deceased** (the "decedent"), who died on September 24, 2016, and **Janice S. Christian, Trustee of the C. Oakley Christian, Jr. Living Trust**, hereby releases, remises and quitclaims unto **C. Oakley Christian, III,** his heirs and assigns, all of the right, title and interest of the decedent and the decedent's estate in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and

incorporated herein by reference, consisting of an undivided one-half (1/2) tenant-in-common interest in the subject property.

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

WITNESS my hand this 21 day of June, 2017.

Janice S. Christian

Janice S. Christian, Executor of the
Estate of C. Oakley Christian, Jr.

Janice S. Christian

Janice S. Christian, Trustee of the
C. Oakley Christian, Jr. Living Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janice S. Christian, Executor and Trustee, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of June, 2017.

Julia C. Hunt

Notary Public

My Commission Expires:

JULIA C. HUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, described according to a Mortage Loan Inspection prepared by John Kohl & Co. (TN No. 100, 400 7th Avenue South, Nashville, TN 37203) dated December 13, 1991, as the easterly parts of Lots Nos. 33 and 34 on the Paln of Rosedale Subdivision, as of record in Book 547, page 45, Register's Office for said County, described as follows:

Beginning on the southerly margin of Rosedale Avenue, where same intersects the westerly margin of Grandview Avenue; thence with the westerly line of Grandview Avenue; southwardly 100.6 feet to the corner of Lots Nos. 32 and 33; thence with the line between said lots westward 53.4 feet to a point; thence along a broken line (measuring 84 feet, more or less, northwesterly to a point on the line between Lots 33 and 34 and then 25 feet, more or less, westerly along the line between Lots 33 and 34, for a total 109 feet, more or less, field measured) to a point; thence North 12 degrees 20 minutes West 60.6 feet by Deed reference, 50 feet, more or less as field measured to the southerly margin of Rosedale Avenue; thence with the southerly margin of said Avenue, eastwardly 142.3 feet to the point of beginning.

Being the same property conveyed to C. Oakley Christian, Jr., married, and C. Oakley Christian, III, married, by deed from Union Planters Bank, N.A., of record as Instrument No. 199912140303095, Register's Office for Davidson, Tennessee.

C. Oakley Christian, Jr. died on September 24, 2016, and his Will was recorded in the Seventh Circuit (Probate Division) Clerk's Office for Davidson County, Tennessee, on November 3, 2016, under Docket No. 1762.

After this conveyance, the subject realty will be owned 100% in fee simple absolute by C. Oakley Christian, III.

This is improved property known as 2201 Grandview Avenue, Nashville, Tennessee 37211.