BILL GARRETT, Davidson County
Trans:T20170055394 DEEDQC
Recvd: 06/28/17 14:16 3 pgs
Fees:17.00 Taxes:0.00
20170628-0065153

PREPARED BY:

LAW OFFICES OF MOODY, WHITFIELD & CASTELLARIN
95 WHITE BRIDGE ROAD, SUITE 509, CAVALIER BUILDING
NASHVILLE, TN 37205-1427
(615) 356-8130 - (615) 356-8138 (fax)

ADMINISTRATOR c.t.a.'s QUITCLAIM DEED

Address of New Owner(s)	**Send Tax Bills To:**	**Map and Parcel Numbers**
Equitable Trust Company, Trustee, et al. 4400 Harding Road, Suite 310 Nashville, TN 37205-2204	Claiborne K. McLemore, III 1211 Sixteenth Ave., S. Nashville, TN 37212	Map 105-15 Parcel 14

James Malcolm Cannon died on June 23, 2008 in Davidson County, Tennessee. The Last Will and Testament of James Malcolm Cannon was admitted for probate on July 15, 2008 in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, Docket No. 08P-1058. Michael M. Castellarin was appointed administrator, c.t.a. for the Estate of James Malcolm Cannon on July 25, 2008 in the Seventh Circuit Court, Probate Division for Davidson County, Tennessee, Docket No. 08P-1058. At the time of his death, James M. Cannon owned a part interest in the property identified below.

Know all men by these presents that **Michael M. Castellarin as Administrator, c.t.a. for the Estate of James Malcom Cannon**, for and in consideration of the sum of ten and no/100 dollars($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and for the purpose of making a distribution from the Estate of James Malcom Cannon, or releasing any claim of the Estate of James Malcom Cannon, hereby quitclaims and conveys, in equal shares, to **Equitable Trust Company as Trustee** of the **Augustus Stanford Cannon Trust u/a dated March 2, 2015**; to **Equitable Trust Company as Trustee** of the **James Isaac Cannon Trust u/a dated March 2, 2015**, and; to **Equitable Trust Company as Trustee** of the **Emmeline Maeve Cannon Trust u/a dated March 2, 2015,** any and all interest that the Estate of James Malcom Cannon may have in the following property:

Property Description:

Please see attached Exhibit A

Being part of the same property conveyed to James M. Cannon on August 23, 2006 by Administrator's quit-claim deed from Claiborne K. McLemore, III, Administrator of the Estate of Sylvia P. Cannon, of record as Document Number 20060823-0103973 in the Register of Deed's office for Davidson County, Tennessee.

This property is generally known as 400 (previously 450) Craighead Street, Nashville, Tennessee.

This instrument is exempted from the valuation oath pursuant to *Tennessee Code Annotated* §67-4-409 a(3)(D) and (a)(5).

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

IN WITNESS WHEREOF, I have hereunto set my hand on this the 20th day of June, 2017.

Administrator c.t.a.

Michael M. Castellarin, Administrator, c.t.a. for the
Estate of James Malcolm Cannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Susan Long Oliver, a Notary Public in and for said County and State, the within named, Michael M. Castellarin, Administrator, c.t.a. for the Estate of James Malcolm Cannon, the Bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of June, 2017.

Susan Long Oliver
Notary Public

SUSAN LONG OLIVER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 5-8-18

STATE OF TENNESSEE) The actual consideration or value whichever is greater for this transfer is $-0-.
COUNTY OF DAVIDSON)

W. Keith Kiesling, Vice Pres
Affiant

Sworn to and subscribed before me, this the 20th day of June, 2017.

PBraunschweig
Notary Public

My Commission Expires: January 2021

PATRICIA BRAUNSCHWEIG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Comm. Expires
Jan. 4, 2021

EXHIBIT A

Land in Davidson County, Tennessee, and described according to an unrecorded survey dated October 20, 1982, prepared by William M. Keel, Tennessee Registered Land Surveyor No. 990, as follows:

Beginning at an iron pin in the westerly margin of Bransford Avenue and in the southeastern corner of certain property conveyed to Robert D. Bango and wife, Mildred L. Bango by deed of record in Book 6021, page 388, Register's Office for Davidson County, Tennessee (the "Bango Property"); thence, along the westerly margin of Bransford Avenue, south 20° 38' east 46.4 feet to a point; thence continuing along the westerly margin of Bransford Avenue in a slight curve to the east having a radius of 811.37 feet and a distance of 249.0 feet to a point; thence, continuing along the westerly margin of Bransford Avenue south 38° 13' east 119.55 feet to a point; thence, south 24° 53' 30" west 46.10 feet to a point in the northerly margin of Craighead Avenue, thence, north 87° 53' west 262.97 feet to an iron pin; thence, north 3° 23' west 358.33 feet to an iron pin in the southwestern corner of the Bango Property; thence, along the southerly line of the Bango Property north 73° 47' 44" east 93.35 feet to the point of beginning. This parcel containing approximately 1.7347 acres, more or less.

Being the same property conveyed to Sylvia P. Cannon by deed of record as Instrument No. 20041230-0154977, Register's Office for Davidson County, Tennessee. The said Sylvia P. Cannon died intestate on January 13, 2005. January 13, 2005; her estate was administered before the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) under Docket #05 P 114. Her heirs-at-law, as determined under the Tennessee laws of intestate succession, were her two (2) children, James M. Cannon and Anna Kate C. Stallings.

This property is subject to current year's taxes and such matters affecting it as may appear of record.