BILL GARRETT, Davidson County
Trans:T20170055394 DEEDQC
Recvd: 06/28/17 14:17 3 pgs
Fees:17.00 Taxes:0.00
20170628-0065156

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 120-02 Parcel 47

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 20060823-0103974 in the Register of Deed's office for Davidson County, Tennessee.

This property is generally known as 1330 Vultee Boulevard, 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.

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
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Susan Long Oliver
Notary Public

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 Keisling, Vice Pres.
Affiant

Sworn to and subscribed before me, this the 22nd day of June, 2017.

P Braunschweig
Notary Public

My Commission Expires: January 4 2021

PATRICIA BRAUNSCHWEIG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Comm. Expires
Jan. 4, 2021

EXHIBIT A

Being the Easterly part of a lot marked "Commercial" on the Subdivision of Miro Meadows, as of record in Book 1424, pages 94 and 95, of the Register's Office for said County, and described as follows:

BEGINNING at a concrete monument in the Northerly margin of Vultee Boulevard at its intersection with McGavock Pike; thence with the margin of said Boulevard, North 86 degrees 48 minutes West 90 feet to a point; thence North 3 degrees 15 minutes East 180 feet to a point in the Southerly margin of a 20-foot alley; thence with the margin of said alley, South 86 degrees 48 minutes East 90 feet to a concrete monument at the beginning of a curve; thence around said curve, Southeasterly 31.43 feet to another concrete monument set in the westerly margin of McGavock Pike; thence with the margin of the same South 3 degrees 15 minutes West 140 feet to another concrete monument at the beginning of a curve; thence around said curve, Southwesterly 31.40 feet to the beginning.

Being part of the property conveyed to Sylvia P. Cannon by deed of record in Book 8603, page 935, 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.