BILL GARRETT, Davidson County
Trans:T20170065837 DEEDQC
Recvd: 08/01/17 10:46 3 pgs
Fees:18.00 Taxes:55.50

20170801-0077884

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION
FOR THIS TRANSFER IS $ 15,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2017

Notary Public:

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Bouchard 1994 Investments Family	NEW OWNER	Map 09204032500
1024 Harrison St.	1024 Harrison St.	Group
Nashville, TN 37203	Nashville, TN 37203	Parcel

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Joan Carr Moran, Individually and John Davis Moran, Jr. and Samuel Houston Moran, Co-Trustees of the Joan Carr Moran Trust, established under the will of John Davis Moran, and John Davis Moran, Jr. and Samuel Houston Moran, Co-Trustees of the Joan Carr Moran Exempt Marital Trust, established under the will of John Davis Moran

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Bouchard 1994 Investments Family Limited Partnership

hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING part of Lot No. 149 on the Map of McNairy's Plan of Lots, as shown on the Front Fly Leaf of Book 9, of the Register's Office for said County, and all of Lot No. 154 on the Map of Samuel Watkin's Plan of Lots, of record in Book 57, Page 13, said Register's Office, and described according to a survey thereof made November 18, 1953, by James A. Hamilton, Jr., Surveyor, as follows:

Beginning at the Northwest intersection of 11th Avenue, North, formerly Cumberland Street or Avenue, and Harrison Street, formerly Washington, at a railroad spike; thence with the west margin of 11th Avenue, North, Northerly 280 feet to an arrow chiseled on a concrete corner guard, at the Southwest intersection of said Avenue and Gleaves Street; thence with the margin of Gleaves Street, westerly 355 feet to the northeast corner of the property of Nashville Woolen Mill Company as conveyed in the deed of record in Book 482, Page 588, said Register's Office, being the corner of a wall on the hereindescribed property; thence along the west face of a concrete retaining wall, located on the line of the property herein conveyed and along the east line of what was said Woolen Mill's property, southerly, parallel to the east margin of 12th Avenue, North, 280 feet to an arrow chiseled in the top of a stone wall in the north margin of Harrison Street; thence with the margin of the same easterly 335 feet to the point of beginning.

Included in the above description, but excluded therefrom is that part of said property conveyed to State of Tennessee, by deed from Tennessee Tufting Company, of record in Book 4315, Page 963, said Register's Office, and described as follows:

BEGINNING at a point in the southerly margin of Desha Street, said point being the northwest corner of a tract of land conveyed to Tennessee Tufting Company, as of record in Book 2242, Page 469, Register's Office for Davidson County, Tennessee, and the northeast corner of a tract of land conveyed to E. R. Buchi, as of record in Book 3226, Page 341, Register's Office for Davidson County, Tennessee, said point also being north 61 degrees 50 minutes 09 seconds east 243 feet from the intersection of the easterly margin of 12th Avenue and the southerly margin of Desha Street; thence with the common line between said tracts, south 28 degrees 32 minutes 44 seconds east 280 feet to a point in the northerly margin of Harrison Street; thence with the northerly margin of Harrison Street and the southerly boundary of said Tennessee Tufting Company tract, north 61 degrees 50 minutes 09 seconds east 84.32 feet to a point; thence north 2 degrees 35 minutes 29 seconds east 46 feet to a point; thence north 29 degrees 33 minutes 00 seconds west 240.53 feet to a point in the southerly margin of Desha Street; thence with the southerly margin of Desha Street and the northerly boundary of said Tennessee Tufting Company tract, south 61 degrees 50 minutes 09 seconds west 103.88 feet to the point of beginning.

Being the same property conveyed to John D. Moran by deed from Music City Van Service, Inc. of record in Book 5173, Page 868, said Register's Office, dated July 20, 1977. The said John D. Moran died September 9, 2010, and the Will was admitted to Probate as Probate No. P5862 of record in Probate Court of Williamson County, Tennessee. The Grantors herein execute this instrument as Co-Trustees of the Joan Carr Moran Trust and the Joan Carr Moran Exempt Marital Trust.

This conveyance is made subject to: (1) All matters appearing on the Plan of record in Plat Book 57, Page 13, and front Fly Leaf of Book 9, said Register's Office; (2) Lease Agreement of record in Book 10571, Page 104, said Register's Office; (3) Easement to U.S. Sprint Communications Co. of record in Instrument 20140114-0003778, said Register's Office.

The signature of Joan Carr Moran is signed by her duly appointed Attorney-in-Fact, John D. Moran, Jr., pursuant to the Power of Attorney of record in Instrument 20170901-0077883, Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 701 11th Avenue N., Nashville, TN 37203

~~TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.~~

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 31st day of July, 2017.

Joan Carr Moran
By: John D. Moran, Jr., Attorney-in-Fact

The Joan Carr Moran Trust
By:

John Davis Moran, Jr., Co-Trustee

Samuel Houston Moran, Co-Trustee

The Joan Carr Moran Exempt Marital Trust
By:

John Davis Moran, Jr., Co-Trustee

Samuel Houston Moran, Co-Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named John D. Moran, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of Joan Carr Moran, as her, Attorney-in-Fact, as the free act and deed of the within named Joan Carr Moran.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 2017.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Davis Moran, Jr. and Samuel Houston Moran, Co-Trustees of the Joan Carr Moran Trust and the Joan Carr Moran Exempt Marital Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they are Co-Trustees of the Joan Carr Moran Trust and the Joan Carr Moran Exempt Marital Trust, and as such Co-Trustees, they are authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 2017.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN