THIS INSTRUMENT PREPARED BY:
Ben M. Rose, Esq.
The Law Offices of Ben M. Rose, PLLC
Post Office Box 1108
Brentwood, Tennessee 37204

BILL GARRETT, Davidson County
Trans:T20170068164 DEEDQC
Recvd: 08/07/17 15:32 3 pgs
Fees:17.00 Taxes:0.00
20170807-0080784

QUITCLAIM DEED

Address of New Owner:
Kent Kyger
Middle Tennessee Psychiatric Clinic
2011 Ashwood Avenue
Nashville, Tennessee 37212

Send Tax Bills To:
Same

Map/Parcel Numbers
104-16-401

STATE OF TENNESSEE)
COUNTY OF _____)

The actual consideration for this transfer is $10.00

Subscribed and sworn to before me this 11th day of July, 2017.

JEANNE S BREARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

MICHAEL J. BARON
Affiant

Notary Public
My Commission Expires: November 18, 2017

FOR AND IN CONSIDERATION OF the sum of $10.00, cash in hand, paid by the hereinafter named GRANTOR, MICHAEL J. BARON, by these presents does hereby quitclaim and convey to KENT KYGER all of the rights, title, and interest in and to certain tracts and parcels of land in Davidson County, Tennessee, being more particularly described as follows, to wit:

Parcel No 1: Lots No. 69 and 70, in the Revised Plan of Geo. W. Blair's Subdivision of Belmont Heights, as of record in Book 332, page 117, as amended in Book 3842, page 147, Register's Officer for said County. Said Lots 69 and 70 front together 180 feet on the southerly side of Ashwood Avenue and run back between parallel lines with the easterly margin of an alley 175 feet to an alley in the rear.

Parcel No. 2: Parts of Lots No. 65, 66 and 67 in the Revised Pan of Geo. W. Blair's Subdivision of Belmont Heights, as of record in Book 332, page 117, as amended in Book 3842, page 147, Register's Office for said County, being the portions of said Lots 65 and 66 and all of that part of said Lot 67 reserved and not included in a deed of March 13, 1967, to The Ashwood Company of record in Book 4111, page 840, Register's Office for said County.

Being the same property conveyed to Charles B. Smith, H. James Crecraft, Charles Corbin, Jr., Frank W. Stevens, rad Frank B. Neiswender by deed of record in Book 4048, page 600, a. one-sixth interest conveyed to Kent Kyger by deed in Book 4360, page 772; Frank W. Stevens having conveyed out his interest in Book 7549, page 503; Estate of J. James Crecraft having conveyed out his interest in Book 7549, page 506; Frank B.

Neiswender having conveyed out his interest in Book 8807, page 115, said Register's Office, leaving property vested in Charles B. Smith, Charles Corbin, Jr., and Kent Kyger.

Further, Charles B. Smith, Charles Corbin, Jr. and Kent Kyger quitclaimed unto Daniel S. Javier, a one-fifth interest, Ronald F.C. Kourany, a one-fifth interest, leaving the property vested as follows: Charles B. Smith, a one-fifth interest, Charles Corbin, Jr., a one-fifth interest, Kent Kyger, a one-fifth interest, Daniel S. Javier, a one-fifth interest and Ronald F. C. Kourany, a one-fifth interest of record in Book 10261, page 632, said Register's Office.

Further, by Quitclaim Deed from Lavonne Wells Smith, Executor of the Estate of Charles B. Smith, deceased, the entire one-fifth interest of the said Charles B. Smith, and further Charles Corbin, Jr., Kent Kyger, Daniel S. Javier and Ronald F.C. Kourany quitclaimed unto James R. McFerrin, Bhupendra M. Rajpura and Raju Indukuri an undivided interest to the extent and purpose that the said Charles B. Corbin, Jr., Kent Kyger, Daniel S. Javier, Ronald F.C. Kourany, James R. McFerrin, Bhupendra M. Rajpura and Raju V. Indukuri shall each have an undivided one-seventh interest to said real property, of record in Instrument No. 200003060022238, Register's Officer for Davidson County, TN.

Further, Daniel S. Javier, M.D., having since conveyed his entire interest to Bhupendra M. Rajpura, M.D., Raju V. Indukuri, M.D., Charles Corbin, M.D., Kent Kyger, M.D., and James McFerrin, M.D., by quitclaim deed of record in Instrument No. 20030916-0135846, said Register's Office.

Further, Ronald F.C. Kourany, M.D., having since conveyed his entire interest to Bhupendra M. Rajpura, M.D., Raju V. Indukuri, M.D., Charles Corbin, M.D., Kent Kyger, M.D. and James McFerrin, M.D., by Quitclaim Deed of record in Instrument No. 20030916-0135847, said Register's Office.

Further, Bhupendra M. Rajpura, a/k/a Bhupendra Rajpura, M.D., having since conveyed his entire interest to Raju Indukuri, Kent Kyger, and James McFerrin, by Quitclaim Deed of record in Instrument No. 20030916-01354848, said Register's Office.

Further, Charles Corbin, Jr., a/k/a Charles Corgin, M.D., conveyed his entire interest to Raju V. Indukuri, Kent Kyger, and James McFerrin by Quitclaim Deed of record in Instrument No. 20030916-135849, re-recorded in Instrument No. 20031105-0162533, said Register's Office.

Further, Raju Indukuri, M.D., Kent Kyger, M.D., and James McFerrin, M.D., conveyed a portion of their interest to Michael J. Baron, M.D., by Quitclaim Deed of record in Instrument No. 20061227-0159346, said Register's Office, thereby creating in the Grantee and the Grantors an equal one-fourth (1/4) interest in the property.

Further, Raju V. Indukuri, M.D., conveyed his entire interest to Kent Kyger, M.D., James McFerrin, M.D., and Michael J. Baron, M.D., by Quitclaim Deed of record in Instrument No. 20161130-0125784, said Register's Office.

Further, James McFerrin, M.D., conveyed his entire interest to Kent Kyger, M.D., and Michael J. Barron, M.D., by Quitclaim Deed of record in Instrument No. 20170407-0034419, said Register's Office.

These conveyances are subject to all easements and restrictive covenants, if any, shown on Book 9585, Page 932, and Book 3788, Page 204, of the Register's Office for Davidson County, Tennessee, and any other matters which might affect the property, Grantor's intent being only to convey whatever interest in the property he has.

IN WITNESS HEREOF, Grantor has set its hand this 11 day of July, 2017.

MICHAEL J. BARON

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Baron 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 in Nashville, Tennessee, this 11th day of July, 2017.

Notary Public
My Commission Expires: November 18, 2017

JEANNE S BREARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY