This Instrument prepared by and after recording return to:

Bone McAllester Norton PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219-1778

BILL GARRETT, Davidson County
Trans:T20170071845 DEEDQC
Recvd: 08/18/17 10:31 4 pgs
Fees:22.00 Taxes:0.00
20170818-0085010

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
R. Gregory Brophy and Cristina R. Brophy c/o Sandra Cochran 4501 Harpeth Hills Drive Nashville, Tennessee 37215	**14413000100**	**R. Gregory Brophy c/o Sandra Cochran 4501 Harpeth Hills Drive Nashville, Tennessee 37215**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **GLEN ALLEN CIVITTS and spouse, LYNN JONES CIVITTS** (collectively, the "Grantors") have bargained and sold, and by these presents hereby transfer, release, relinquish, quitclaim and convey unto **R. GREGORY BROPHY and CRISTINA R. BROPHY, joint tenants with right of survivorship** (collectively, the "Grantees"), all of Grantors' right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described on Exhibit "A" attached hereto and incorporated herein.

This is improved property known as 1616 Chickering Road, Nashville, Davidson County, Tennessee 37215.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

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.

[Signature page follows.]

[Signature page to Quitclaim Deed]

In witness whereof, Grantors have caused this instrument to be dated and effective this 15 day of ~~June,~~ August 2017.

GRANTORS:

Glen Allen Civitts

Lynn Jones Civitts

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Glen Allen Civitts and Lynn Jones Civitts, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15th day of ~~June,~~ August 2017.

Miranda Hammond
Notary Public

My Commission expires: 01/04/21

MIRANDA HAMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

Being a tract of land lying Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron rod on the easterly right-ofway line of Chickering Road, 60 feet in width, at a corner common with Mary Louise A. Leblanc, as of record in Deed Instrument No. 20010613-0062196, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly right-of-way line of Chickering Road, North 27 deg 01 min 07 sec East, 377.14 feet to an iron rod set at a corner common with Lee A. Beaman, as of record in Deed Instrument No. 20031106-0163444, at said Register's Office;

Thence leaving the easterly right-of-way line of Chickering Road with the southerly and westerly property line of Lee A. Beaman the following calls:

South 72 deg 22 min 22 sec East, 782.26 feet to an existing iron rod;
Thence South 60 deg 54 min 52 sec West, 95.70 feet to a pk nail set in concrete;
Thence South 19 deg 32 min 39 sec West, 135.00 feet to an existing iron rod;
Thence South 13 deg 52 min 24 sec East, 99.50 feet to an existing iron rod at a corner common with said Mary Louise A. Leblanc;

Thence with the northerly property line of Mary Louise A. Leblanc, North 78 deg 05 min 25 sec West, 829.89 feet to the point of beginning, containing 251,705 square feet (5.78 acres more or less), pursuant to that survey prepared by R. Scot Cherry, R.L.S., TN #1512, Cherry Land Surveying, Inc., dated April 24, 2017, Job No. 17046.

Being the same property conveyed to R. Gregory Brophy and Cristina R. Brophy, from Glen A Civitts and spouse, Lynn Jones Civitts, of record in Deed Instrument No. 20170418-0038031, at said Register's Office.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The greater of the actual consideration for this transfer and the fair market value of the Property is $0.

Lyn Jones Curtis
Affiant

Subscribed and sworn to before me,
this 15th day of ~~June~~ August, 2017.

Miranda Hammond
NOTARY PUBLIC

My Commission Expires: 01/04/21

