Bill Garrett
Batch# 1425
09/15/2017 03:37:00 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20170915-0094769

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Colleen Conway Welch Affiant Subscribed and sworn to before me, this 7th day of September, 2017. Alice M. Bohannon Notary Public My Commission Expires:

ALICE M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires January 8, 2019

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
Colleen Conway-Welch, Trustee 109 Lynwood Terrace Nashville, TN 37205	SAME	11607000600 & 11607010600

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Colleen Conway-Welch, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the

subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Colleen Conway-Welch, Trustee of the Colleen Conway-Welch Living Trust**, established by the Revocable Trust Agreement of Colleen Conway-Welch dated September 7, 2017, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 7th day of September, 2017.

Colleen Conway-Welch

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 Colleen Conway-Welch, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 7th day of September, 2017.

ALICE E. BURHANNON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 8, 2019

My Commission Expires:

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

A tract of land in Davidson County, Tennessee, being Three Tracts of land as shown together on an unrecorded plan by Parrish-Ragan, Inc., dated November 16, 1971, and also Reserved Parcel "A" on the Plan of Westhampton Place, of record in Book 3700, Pages 95 and 96, Register's Office for Davidson County, Tennessee, all described together as follows:

BEGINNING at an iron pin on the West margin of Lynnwood Terrace, said point being the common.front comer of this property and the property of Adah M. Gillette, as ofrecord in Book 1470, Page 7, said Register's Office; thence, South 72 deg. 07' 45" West 285.6 feet to a point; thence, with the line common to this property and that of James C. Bradford, Jr., as of record in Book 4444, Page 647, said Register's Office, North 5 deg. 22' West 120.0 feet to a concrete monument; thence, North 36 deg. 52' West 90.06 feet to a point in the South margin of Westhampton Place; thence, with the curving margin of said Westhampton Place, easterly 172.7 feet to a concrete monument; thence, continuing with said margin North 49 deg. 50' East 128.8 feet to a concrete monument, the beginning of a curve to the right having a radius of 30.0 feet; thence, along said curve 56.3 feet to a concrete monument on the West margin of Lynnwood Terrace; thence, South 8 deg. 09' 10" East 256.22 feet to the point of BEGINNING.

Being the same property conveyed to Colleen Conway-Welch by deed from Colleen Conway-Welch, Executrix of the Estate of Ted Houston Welch, of record as Instrument No. 20151109-0113785, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 109 Lynnwood Terrance, Nashville, Tennessee 37205 and unimproved property known as 0 Westhampton Place, Nashville, Tennessee 37205.