Boy 36

QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 6054 DEEDQC
09/29/2017 02:04:22 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20170929-0099962

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 DAY OF Sept., 2017.

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 07, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30853

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Halloran Investment Properties, LLC 109 Kenner Avenue, Ste 201 Nashville, TN 37205	Same	117-09-0-046.00

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, James M. Halloran, **("Grantor(s)")**, by these presents, quitclaim, grant and convey unto **Halloran Investment Properties, LLC, a Tennessee Limited Liability Company ("Grantee(s)")**, his/her/their heirs and/or its successors and or assigns, all his/her/their/its right, title and interest in and to the following tract(s) of land in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10 of Block 8 on the Plan of Woodmont Estates of record in Plat Book 974, Page 29, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 10 fronts 199.6 feet on the Southerly side of Woodmont Circle (now Wimbledon Road) and extends back 349.7 feet on the Easterly line and 360.3 feet on the Westerly line with the Easterly margin of Hilldale Drive to the Northerly line of Lot No. 9 in said subdivision, measuring 211.4 feet thereon.

Together with that portion of the abandoned Hilldale Drive right-of-way as described in Metropolitan Government of Nashville and Davidson County Ordinance No. BL2007-1481.

Being the same property conveyed to Ernest Addison Jones and wife, Frances S. Jones, by Warranty Deed from William C. Love and wife, Phoebe D. Love, of record in Book 3376, Page 501, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Ernest Addison Jones and Frances S. Jones, as tenants in common, by Quitclaim Deed from Tom B. Harris, Jr., Trustee, of record as Instrument No. 20011008-0109262, Register's Office for Davidson County, Tennessee.

Frances S. Jones having since died testate on December 31, 2011, and in accordance with her Last Will and Testament, of record in Probate No. 12P-124, Seventh Circuit Court of Davidson County, Tennessee, Probate Division, her one- half (1/2) undivided interest was conveyed to Elliott Warner Jones, Sr., and Phillip Ritchie Jones, Co-Trustees of the Frances S. Jones Family Trust under the will of Frances S. Jones, by Executor's Deed from Elliott Warner Jones, Executor of the Estate of Frances S. Jones, of record as Instrument No. 20120927-0088080, Register's Office for Davidson County, Tennessee.

Ernest Addison Jones having died testate on December 19, 2015, and his Last Will and Testament having been entered into Probate No. 16P-379, Seventh Circuit Court of Davidson County, Tennessee, Probate Division, thereby transferring title to Elliott Warner Jones, Sr., and Phillip Ritchie Jones, Co-Trustees of the Ernest A. Jones Family Trust under the Last Will and Testament of Ernest A. Jones, as to a one-half (1/2) undivided interest.

Being the same property conveyed to James M. Halloran by General Warranty deed from Elliott Warner Jones, Sr., and Phillip Ritchie Jones, Co-Trustees of the Frances S. Jones Family Trust under the Last Will and Testament of Frances S. Jones, as to a one-half (1/2) undivided interest; and Elliott Warner Jones, Sr., and Phillip Ritchie Jones, Co-Trustees of the Ernest A. Jones Family Trust under the Last Will and Testament of Ernest A. Jones, as to a one-half (1/2) undivided interest of record in Instrument No. 20160617-0062053 Register's Office for Davidson County, Tennessee, dated June 17, 2016 and recorded on June 17, 2016.

FOR INFORMATION PURPOSES ONLY
Property Address: 2811 Wimbledon Road, Nashville, TN 37215

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.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officer(s)) on this the 27th day of Sept., 2017.

James M. Halloran

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, personally appeared James M. Halloran, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she/he/they executed the same as her/his/their free act and deed.

Witness my hand and official seal this Sept. 27th, 2017.

Notary Public

My commission expires: _____

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 07, 2021