Bill Garrett Davidson County
Batch# 16236 DEEDQC
10/20/2017 03:14:33 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20171020-0107853

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--. Randall K. Miller, Trustee, Affiant Subscribed and sworn to before me, this 12th day of October, 2017. Notary Public My Commission Expires:

LINDSAY HAMADA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2020

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
Randall K. Miller and/or Virginia A. Miller, Trustees 1407 Ashwood Avenue Nashville, TN 37212	SAME	093 05 2B 013.00 105 13 0 060.00

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, Randall K. Miller and wife, Virginia A. Miller, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership

interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' 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 **Randall K. Miller and/or Virginia A. Miller, Trustees of the Virginia & Randall Miller Living Trust, established by the Revocable Trust Agreement of Randall K. Miller and Virginia A. Miller dated September 29, 2017**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

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

WITNESS our hands this 12th day of October, 2017.

Randall K. Miller

Virginia A. Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Randall K. Miller and Virginia A. Miller, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of October, 2017.

My Commission Expires: LINDSAY HAMADA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2020

Notary Public

EXHIBIT A

Legal Descriptions

093 05 2B 013.00 CO – 700 Church Street, Unit No. 305, Nashville, Tennessee 37203

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

Land in Davidson County, Tennessee, being Unit No. 305 of the Horizontal Property Regime of Bennie Dillon, Condominium pursuant to Master Deed of record in Instrument Number 20051215-0150617, in the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Randall K. Miller and wife, Virginia Ann Miller by deed from Daniel Tiet, of record as Instrument No. 20140902-0079645, Register's Office for Davidson County, Tennessee.

Virginia A. Miller and Virginia Ann Miller are one and the same person.

This conveyance is subject to:
• Current year's State and County taxes, which have been assumed by the Grantees.
• The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bennie Dillon of record in Instrument Number 20051215-0150617, amended in Instrument Number 20060801-0093636, Instrument Number 20110513-0036910 and Instrument Number 20110822-0064679, Attorney's Certificate in Instrument Number 20051215-0150619 and further amended in Instrument Number 20110725-0056667, Instrument Number 20120927-0087986 and Instrument Number 20121217-0116226 Registers Office for Davidson County, Tennessee.
• All matters shown on the Plat attached as Exhibit "C" to the aforementioned Master Deed as subsequently amended.
• By-Laws of Bennie Dillon Condominium Association, Inc., attached as Exhibit "G" to the aforementioned Master Deed as subsequently amended.
• Charter for Bennie Dillon Condominium Association Inc., in Instrument Number 20051215-0150618, Registers Office for Davidson County, Tennessee.
• Agreement Respecting Declarant's Rights in Instrument Number 20060105-0001870, Registers Office for Davidson County, Tennessee.

• Lease Agreement in Book 11011, page 123, Assignment in Book 11011, page 128, Assignment and Assumption Agreement in Book 11477, page 85 and Instrument Number 20050420-0044175, Registers Office for Davidson County, Tennessee.
• Restrictions and Ordinances for the Capitol Mall Redevelopment Plan of record in Book 7423, Page 374, Book 8421, Page 587, Book 9208, Page 613, Book 10512, Page 464, Instrument Number 20020626-0076795, Instrument Number 20040414-0041763 and Instrument Number 20050124-0008719, in the Register's Office for Davidson County, Tennessee.
• Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as 700 Church Street, Unit No. 305, Nashville, Tennessee 37203.

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105 13 0 060.00 – 1407 Ashwood Avenue, Nashville, Tennessee 37212

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

Being the East half of Lot No. 3 7 on the Map of Belmont Heights, of record in Book 421, Page 34, Register's Office for said County.

Said part of said Lot No. 3 7 fronts 50 feet on the South side of Ashwood Avenue and runs back between parallel lines 169 feet to an alley.

Being the same property conveyed to Randall K. Miller and Virginia A. Miller, husband and wife, by deed from Davis Investments, LLC, a Tennessee limited liability company, of record as Instrument No. 20150811-0080076, Register's Office for Davidson County, Tennessee.

This is improved property known as 1407 Ashwood Avenue, Nashville, Tennessee 37212.
