Bill Garrett Davidson County
Batch# 20105 DEEDQC
11/01/2017 12:51:17 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20171101-0112042

This instrument prepared by:
David E. Cypress
Attorney At Law
P.O. Box #58007
Nashville, Tennessee 37205

From: Lent 2002 Family Trust U/D/T

To: Lynn Guttman Lent Revocable Trust-2016

Address of New Owner:	Send Tax Bills To:
Lynn Guttman Lent Revocable Trust-2016	Cypress Guttman
PO Box #1184	PO Box 1184
Hendersonville, Tennessee 37075	Hendersonville, Tennessee 37075

Map and Parcel Number: 107-13-0-131.00, 120-01-0-149.00 &
107-13-0-147.00

STATE OF CALIFORNIA)
COUNTY OF MARIN)

The actual consideration or value, whichever is greater, for this transfer is $-1.00-.

Lynn Guttman Lent, Trustee
Affiant, Lynn Guttman Lent, Trustee for Lent 2002 Family Trust U/D/T

Subscribed and sworn to before me this _____ day of _____, 2017.

_____

My commission expires: MAY 24 2019

See Attached 10-25-2017

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Lynn Guttman Lent, Trustee for Lent 2002 Family Trust U/D/T**, of Novato, Marin County, California, herein referred to as Grantor, by these presents do hereby quitclaim and convey unto **Lynn Guttman Lent Revocable Trust-2016** of Novato, Marin County, California , herein referred to as the Grantees, successors and assigns, a Quitclaim Interest in the following described tract of land.

The Grantor, Lynn Guttman Lent, Trustee for Lent 2002 Family Trust U/D/T

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of MARIN

Subscribed and sworn to (or affirmed) before me on this 25 day of OCTOBER, 2017, by LYNN GUTTMAN LENT Trustee, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

ROSE MARIE TAYLOR
Commission # 2109007
Notary Public - California
Marin County
My Comm. Expires May 24, 2019

(Seal) Signature

Asserts, recites and declares that:

1. The Grantor asserts that she owns a twenty-five (25%) percent undivided interest in the subject property and recites and declares:

2. This instrument is intended to convey to the Grantee, Lynn Guttman Lent Revocable Trust-2016, all of Grantor's 25% interest in that certain real property in Nashville, Davidson County, Tennessee.

Described as being:

A CERTAIN TRACT or parcel of land situated in the 3rd Civil District of Davidson County, Tennessee, and described according to a survey of J.L. Murphy Jr. Company, under date of December 3, 1965, as follows:

A PART of Lot No. 7. as shown in the plan of Thomas Poole's land, of record in Book 161, page 103, Register's Office of Davidson County, Tennessee, and further described as follows:

BEGINNING at an iron pin set in the northeasterly margin of Murfreesboro Road, and being the southerly corner of a tract of land conveyed to Socony Mobil Oil Company by deed of Matthew Campbell, et al., of record in Book 3788, page 538, Register's Office of Davidson County, Tennessee; from said beginning point thence north 40 degrees, 00' east 160.0 feet to an iron pin, the easterly corner of said Socony Mobil Oil Company tract; thence north 50 degrees, 00' west 91.8 feet to an iron pin set in the southeasterly margin of Thompson place, and the northerly corner of said Socony Mobil Oil tract; thence with the southeasterly margin of Thompson Place north 75 degrees 56' 10" east 221.01 feet to a corner post; thence leaving said Thompson Place south 47 degrees 09' 20" east 235.2 feet to a corner post; thence south 26 degrees 10' 40" east 5.1 feet to an iron pin, a corner of the tract of land conveyed by Lenora Miller by deed of Russell Campbell, Executor, of record in Book 1278, page 52 in said Register's Office of Davidson County, Tennessee; thence with the northwesterly boundary of said Lenora Miller property south 36 degrees 02' 17" west 325.8 feet to an iron pin in the northeasterly margin of Murfreesboro Road; thence with said margin of said road north 50 degrees 00' west 300.0 feet to the point of beginning, and containing, according to said survey, 2.176 acres, more or less.

BEING a part f the property which was devised under the will of Lemuel B. Campbell, deceased, of record in Will Book 58, page 402, in the office of the County Court Clerk, for Davidson County, Tennessee, wherein said property was devised to Matthew M. Campbell, Russell Campbell, and Matthew M. Campbell and Russell Campbell, Trustees for William B. Campbell. The said Russell Campbell died testate in Davidson County, Tennessee on August 6, 1963, and his will is of record in Will Book 79, page 205 in the office of the County Court Clerk, for Davidson County, Tennessee; and in said will devised all of his property to Mary Baird Campbell. The said William B. Campbell died on the 14th day of March, 1965, and under the terms of the will of the said Lemuel B. Campbell, upon the death of the said William B. Campbell all property remaining in said

trust became vested in Jean Marshall Campbell, daughter of said William B. Campbell, who is now Jean Campbell Kraut.

THE ABOVE described property is conveyed expressly subject to a minimum building set back line, 50 feet northeast of and parallel to the northeasterly margin of Murfreesboro Road, as provided in deed of Matthew M. Campbell, et al. to Socony Mobil Oil Company, Inc. of record in Book 3788, page 538, Register's Office of Davidson County, Tennessee, and no building, structure or appliances shall be constructed or maintained on said premises less than 50 feet from said margin of said Murfreesboro Road, and this shall constitute a covenant running with the land and binding upon the grantees, their heirs, representatives and assigns, provided, however, it is expressly agreed by Grantors that said restrictive covenant may be abrogated, modified or waived with the consent of Socony Mobil Oil Company, Inc., its successors or assigns.

THE SAID property is further conveyed subject to the rights, if any, of James Knight with respect to a radio antenna presently situated along the southeasterly boundary of said property.

BEING the same property conveyed to Jerome B. Guttman and Mandell L. Cypress by deed from Matthew M. Campbell, Mary Baird Campbell and Jean Campbell Kraut of record in Book 3981, page 142, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to , David E. Cypress, Marvin C. Cypress and Laurence L. Cypress, of Davidson County, Tennessee from , Mandell L. Cypress of Davidson County, Tennessee, by quitclaim deed referenced 20030204-0015147.

Being the same property conveyed to the Lent 2002 Family Trust U/D/T, from Jerome B. Guttman and the Jerome B. Guttman Revocable Trust, by quitclaim deed referenced 20080124-0007704. Register's Office of Davidson County, Tennessee.

3. This is improved property, known as 1108, 1110 & 1120 Murfreesboro Pike , Nashville, Tennessee 37217.

4. Said property is conveyed subject to the limitations, restrictions, and encumbrances of record in the Register's Office for Davidson County, Tennessee, and those visible on the property.

Witness my hand this 25TH day of October, 2017.

Lynn Guttman Lent, Trustee

Lynn Guttman Lent, Trustee for Lent 2002 Family Trust U/D/T

STATE OF CALIFORNIA)
COUNTY OF MARIN)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Lynn Guttman Lent, Trustee for Lent 2002 Family Trust U/D/T, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Marin County, California, this _____day of _____, 2017.

See Attached
10-25-2017

_____
Notary Public

My commission expires: MAY 29, 2019

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of MARIN

Subscribed and sworn to (or affirmed) before me on this 25 day of OCTOBER, 2017, by LYNN GUTTMAN LENT Trustee, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

ROSE MARIE TAYLOR
Commission # 2109007
Notary Public - California
Marin County
My Comm. Expires May 24, 2019

(Seal)

Signature