Bill Garrett Davidson County
Batch# 28217 DEEDQC
11/20/2017 02:04:22 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20171120-0118986

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This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
J. Bryan Echols, Trustee
511 Union St #2700
Nashville, TN 37219

SEND TAX BILL TO:
Owner

MORTGAGEE:
none
_____
_____, _____ _____

MAP **81-15**
GROUP
Parcel **602.00, 601.00 & 600.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar and other valuable consideration, **James R. Smith,** hereinafter called the "GRANTOR", by these presents, does quitclaim and convey unto **J. Bryan Echols, Trustee,** hereinafter called the "GRANTEE", his heirs and assigns, all his right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See attached Exhibit "A"

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2017 and subsequent years.

This is improved property known as 1600, 1602 & 1604 Jefferson Street, Nashville, Tennessee 37209.

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.

WITNESS my hand this the 9th day of November, 2017.

James R. Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James R. Smith**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

WITNESS my hand and official seal this 9th day of November, 2017.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of November, 2017.

NOTARY PUBLIC

MELINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires:

MY COMMISSION EXPIRES: JANUARY 6, 2020

Exhibit A to Quitclaim Deed
From James R. Smith to J. Bryan Echols, Trustee

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 1, 2 & 3 of the Map of Bransford Realty Co's Subdivision of Lot No. 1 and No. 3 and part of No. 2 of the James Hamilton Tract, as of record in Plat Book 332, Page 166, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an iron rod set at the intersection of the northerly right-of-way line of Jefferson Street, 50 feet in width and the westerly right-of-way line of 16th Avenue North, 50 feet in width;

Thence leaving the westerly right-of-way line of 16th Avenue North, with the northerly right-of-way line of Jefferson Street, South 73 deg 06 min 45 sec West, 113.83 feet to an existing iron rod at a corner common with the property of Metro Government P Parks, as of record in Instrument Number: 20150202-0009713, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of Jefferson Street, with the easterly property line of Metro Government P Parks, North 16 deg 48 min 49 sec West, 153.09 feet to an iron rod set in the southerly right-of-way line of Alley #557, 15 feet in width;

Thence with the southerly right-of-way line of Alley #557, North 73 deg 06 min 45 sec East, 115.00 feet to an iron rod set at the intersection with the westerly right-of-way line of 16th Avenue North;

Thence with the southerly right-of-way line of 16th Avenue North, South 16 deg 22 min 33 sec East, 153.09 feet to the POINT OF BEGINNING. Containing 17,515 square feet or 0.402 acres more or less.

Being the same property conveyed to James Robert Smith, as of record in Deed Book 11243, Page 989; Deed Book 10001, Page 826 and Deed Book 11604, Page 187, at the Register's Office for Davidson County, Tennessee.

The foregoing description is per the Survey by Cherry Land Surveyors, R. Scott Cherry, TN. RLS No. 1512, entitled ALTA/NSPS Land Title Survey of Tax Map 81-15 Parcels 600, 601 & 602, 1604, 1602 & 1600 Jefferson Street, Nashville, Davidson County, Tennessee dated September 19, 2017.