Bill Garrett Davidson County
Batch# 33386 DEEDQC
12/05/2017 01:06:56 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20171205-0124042

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

From: Marvin C. Cypress

To: The Gold Cypress Living Trust

Address of New Owner:
The Gold Cypress Living Trust
PO Box #1184
Hendersonville, Tennessee 37075

Send Tax Bills To:
Cypress Guttman
PO Box 1184
Hendersonville, Tennessee 37075

Map and Parcel Number: 106-00-0-076.00

STATE OF OREGON)
COUNTY OF LANE)

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

Affiant, Marvin C. Cypress

OFFICIAL STAMP
PHILIP SHANE HARDISON
NOTARY PUBLIC - OREGON
COMMISSION NO. 960874
MY COMMISSION EXPIRES MARCH 30, 2021

Subscribed and sworn to before me this 27th day of November, 2017.

My commission expires: 3/30/2021

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Marvin C. Cypress**, of Eugene, Lane County, Oregon, herein referred to as Grantor, by these presents do hereby quitclaim and convey unto **The Gold Cypress Living Trust** of Eugene, Lane County, Oregon, herein referred to as the Grantees, successors and assigns, a Quitclaim Interest in the following described tract of land.

The Grantor, Marvin C. Cypress

Asserts, recites and declares that:

1. The Grantor asserts that he owns a sixteen and sixty/seven per cent (16.67%) percent undivided interest in the subject property and recites and declares:

2. This instrument is intended to convey to the Grantee, The Gold Cypress Living Trust, all of Grantor's 16.67% interest in that certain real property in Nashville, Davidson County, Tennessee.

Described as being:

BEING a parcel of land in Davidson County, Tennessee, being a part of the southwest corner of the Dower tract of 18 acres and 147 poles as shown on the Plan of the lands of Ed Vaughn, deceased, as of record in Plan Book 1, page 89, Chancery Court and described partly according to a survey thereof made by James A. Hamilton Jr., Surveyor, dated September 23, 1952, as follows:

BEGINNING at an iron pin in the northerly margin of Murfreesboro Pike at the southeast corner of the property conveyed to George Cole, by deed of record in Book 3503, page 59, thence along Cole's westerly line, North 34 degrees 59' East 200 feet to Cole's northwest corner; thence along his northerly line, South 45 degrees 45' East 100 feet to a point in the westerly line of land formerly owned by Tennessee Industrial School, now a Motor Court; thence with the westerly margin of the same, North 34 degrees 59' East 117.6 feet to a stake in the south boundary of the property owned by the State of Tennessee, being the Tennessee Industrial School property; thence with the same, North 71 degrees 46' West 477.3 feet to an iron pin; thence South 16 degrees 44' West 131.6 feet to an iron pin in the northerly margin of Murfreesboro Pike, thence with the same, along a slight curve, easterly 320.4 feet to the beginning.

BEING part of the property vested as follows: A 2/5 undivided interest in Louise Utley Hobson, by deed from Emma Young Horn, Trustee, et.al., as of record in Book 1710, page 537; and from Gerda Hobson Northern and husband, as of record in Book 2016, page 296, one from Clytie Hobson, a widow, as of record in Book 2017, page 272, and as the surviving widow of W. Campbell Hobson, deceased; and a 3/5 undivided interest is in Louise Utley Hobson, as devisee under the will of W. Campbell Hobson, deceased, probated in the Office of the County Court Clerk's Office for Davidson County, Tennessee, on January 9, 1963.

BEING the same property conveyed to Mandell L. Cypress and Jerome B. Guttman by deed from Louise Utley Hobson of record in Book 4229, page 605, 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 and Frances C. Cypress, of Davidson County, Tennessee, by quitclaim deed referenced 000110311-0000868. Register's Office of Davidson County, Tennessee.

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 20080124-0007705. Register's Office of Davidson County, Tennessee.

Being the same property conveyed to the Lynn Guttman Lent Revocable Trust-2016, from the Lent 2002 Family Trust U/D/T, by quitclaim deed referenced 20171101-0112040. Register's Office of Davidson County, Tennessee.

3. This is improved property, known as 880 & 888 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 27Th day of November, 2017.

Marvin C. Cypress

STATE OF OREGON)
COUNTY OF LANE)

Personally appeared before me, Philip S. Hardison, a Notary Public in and for said County and State, the within named Marvin C. Cypress, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Lane County, Oregon, this 27Th day of November, 2017.

Philip Shane Hardison
Notary Public

My commission expires: 3/30/2021

OFFICIAL STAMP
PHILIP SHANE HARDISON
NOTARY PUBLIC - OREGON
COMMISSION NO. 960874
MY COMMISSION EXPIRES MARCH 30, 2021