This Instrument prepared by and after recording return to:

Jonathan R. Burns, Esq.
Bone McAllester Norton PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219-1778

Bill Garrett Davidson County
Batch# 38680 DEEDQC
12/18/2017 10:33:50 AM 7 pgs
Fees: $38.00 Taxes: $55.50
20171218-0128511

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
William Adrian Lawson **1408 South Street** **Nashville, Tennessee 37212**	**09313038200**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **DIANA BING-LAWSON**, as to one-half (1/2) of her two-ninths (2/9) undivided tenant in common interest, **LISA LAWSON HOLLEY**, as to one-half (1/2) of her four-twenty sevenths (4/27) undivided tenant in common interest, **AARON S. FRAZIER**, as to one-half (1/2) of his four-twenty sevenths (4/27) undivided tenant in common interest, and **TYLER C. BING-LAWSON**, as to one-half (1/2) of his four-twenty sevenths (4/27) undivided tenant in common interest (collectively the "Grantors"), have bargained and sold, and by these presents do hereby transfer, release, relinquish, quitclaim and convey unto **WILLIAM ADRIAN LAWSON** ("Grantee") such interests, collectively a one-third (1/3) undivided tenant in common interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described on Exhibit "A" attached hereto and incorporated herein.

This is improved property located at 1408 South Street, Nashville, Davidson County, Tennessee 37212.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

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.

[Signature page follows.]

[Signature page to Quitclaim Deed]

In witness whereof, Grantors have caused this instrument to be dated and effective this 2nd day of ~~September,~~ November 2017.

GRANTORS:

DIANA BING-LAWSON

STATE OF North Carolina
COUNTY OF Wake)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared DIANA BING-LAWSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 2nd day of ~~September~~ November, 2017.

Notary Public

My Commission Expires: 08/27/2020

SEAN P PATEL NOTARY PUBLIC WAKE COUNTY, NC My Commission Expires 08/27/2020

LISA LAWSON HOLLEY

STATE OF Virginia
COUNTY OF Portsmouth

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared LISA LAWSON HOLLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24 day of ~~September~~ October, 2017.

Kristen S. Tolvin
Notary Public

My Commission Expires: 5/31/20

I was commissioned a notary public as Kristin L. Sheppard

KRISTIN L. SHEPPARD NOTARY My Comm. Expires 5/31/20 7707522 PUBLIC COMMONWEALTH OF VIRGINIA

AARON S. FRAZIER

STATE OF MARYLAND
COUNTY OF PRINCE GEORGES

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared AARON S. FRAZIER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14 day of September, 2017.

Notary Public

Eze Nwoji
NOTARY PUBLIC
Prince George's County, Maryland
My Commission Expires 9/18/20

My Commission Expires:

TYLER C. BING-LAWSON

STATE OF North Carolina)
COUNTY OF Guilford)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared TYLER C. BING-LAWSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25 day of September, 2017.

Notary Public

My Commission Expires: 4/5/2022

KIERNEY E SHELTON
Notary Public
Guilford
County
My Comm. Exp.
04-05-2022
NORTH CAROLINA

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The greater of the actual consideration for this transfer is $15,000.00.

Jennifer Rutherford
Affiant

Subscribed and sworn to before me,
this 6th day of December, 2017.

Kimberley J Raymond
NOTARY PUBLIC

KIMBERLEY J. RAYMOND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: July 5 2021

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

Being the eastern half of Lot No. 65 in the Sigler, Plan of Lots as of record on page 4 of the Chancery Court Plan Book 1, of Davidson County, Tennessee.

Said part of Lot No. 65 fronts 50 feet on the north side of South Street and runs back between parallel lines 205 feet to an alley in the rear.

Being the same property conveyed to Aaron Lawson, Jr. and wife, Thelma I. Lawson, by deed from Charles R. Hodge and wife, Ollie F. Hodge, of record in Book 1031, Page 329, Register's Office for Davidson County, Tennessee, the said Aaron Lawson, Jr. and Thelma I Lawson having since died. Thelma I. Lawson predeceased Aaron Lawson, Jr. The Will of Aaron Lawson, Jr., of record at Instrument No. 20090519-0045765, said Register's Office, devises the property in equal portions to his sons, Jerold Oliver Lawson, Frederick Aaron Lawson and William Adrian Lawson. William Adrian Lawson conveyed his one-third (1/3) interest in the property to Jerold Oliver Lawson, by deed recorded at Instrument No. 20121226-0118602, said Register's Office. An Affidavit of Heirship, recorded at Instrument No. 20160908-0094508, said Register's Office indicates Jerold Oliver Lawson died on November 19, 2015 intestate survived by his wife, Diana Bing-Lawson, and children, Lisa Lawson Holley, Aaron S. Frazier, and Tyler C. Bing-Lawson. Pursuant to the Affidavit of Heirship, ownership of the two-thirds (2/3) interest in the Property owned by Jerold Oliver Lawson is divided as follows: Diana Bing-Lawson owning a one-third (1/3) interest, Lisa Lawson Holley, Aaron S. Frazier and Tyler C. Bing-Lawson each owning two-ninths (2/9) interest.