Bill Garrett Davidson County
Batch# 53502 DEEDQC
01/31/2018 02:04:21 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180131-0009907

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 WILLIAMSON) The actual consideration for this transfer is $--NONE--. Ronald A. Hunter Ronald A. Hunter, Affiant Subscribed and sworn to before me, this 25th day of January, 2018. Notary Public My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires June 8, 2019

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
Tony L. Ross, et al. 475 Sterns Crossing Brentwood, Tennessee 37027	SAME	117 16 0 175.00

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, **Ronald A. Hunter**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor and the Grantor's

spouse, hereby remises, releases and quitclaims all of the Grantor's right, title and interest, consisting of an undivided 71.6% tenant-in-common 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 **Ronald A. Hunter and/or Barbara M. Hunter, Trustees of the Barbara & Ronald Hunter Living Trust, established by the Revocable Trust Agreement of Ronald A. Hunter and Barbara M. Hunter dated January 25, 2018**, 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.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 25th day of January, 2018.

Ronald A. Hunter

Ronald A. Hunter

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald A. Hunter, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 25th day of January, 2018.

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires January 8, 2019

My Commission Expires: _____

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lots No. 41 and 42 on the Map of S.F. & C.D. Morrow's Subdivision of Lots No. 38, 39 and part of 37, McNairy's Subdivision, of record in Book 332, page 86, Register's Office for Davidson County, Tennessee, to which map reference is hereby made for a more complete description.

Said Lot No. 41 and 42 front 50 feet each on the northerly side of Morrow Street and run back between parallel lines 163.5 feet to the center of an alley.

Being the same property conveyed to Ronald A. Hunter, as to an undivided 71.6% interest, and Tony L. Ross, as to an undivided 28.4% interest, by deed from Lipscomb University, a Tennessee non-profit corporation, formerly known as David Lipscomb University, of record as Instrument No. 20091113-0104581, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) Current year's State and County taxes, which have been assumed by the Grantees; and (b) all matters appearing on the plan of record in Book 332, page 86, said Register's Office.

After this conveyance, Ronald A. Hunter and/or Barbara M. Hunter, Trustees of the Barbara & Ronald Hunter Living Trust, established by the Revocable Trust Agreement of Ronald A. Hunter and Barbara M. Hunter dated January 25, 2018, will own a 71.6% interest and Tony L. Ross will own a 28.4% interest, of the subject property as tenants in common.

This is improved property known as 1108 Morrow Avenue, Nashville, Tennessee 37204.