Bill Garrett Davidson County
Batch# 53506 DEEDQC
01/31/2018 02:06:14 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20180131-0009912

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 January 8, 2019

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
Ronald A. Hunter and/or Barbara M. Hunter, Trustees 1115 Tyne Boulevard Nashville, Tennessee 37220	SAME	117 16 0 188.00 117 16 0 236.00

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 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.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments 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 Descriptions

117 16 0 188.00 – 1113 Morrow Avenue, Nashville, Tennessee 37204

Tract 1:

Land in Davidson County, Tennessee, being Lots Nos. 31 and the easterly 42 feet of Lot No. 32 on the Map of S.F. and C.D. Morrow's Subdivision of Lots Nos. 38, 39 and 37 in McNairy's Subdivision, as of record in Book 332, page 86, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 31 and the easterly 42 feet of Lot No. 32 adjoin and together front 92 feet on the southerly side of Morrow Street, and run back between parallel lines 211 feet, more or less, to the center of an alley.

Tract 2:

Land in Davidson County, Tennessee, being the westerly 8 feet of Lot No. 32 on the Map of S.F. and C.D. Morrow's Subdivision of Lots Nos. 38, 39 and 37 in McNairy's Subdivision, as of record in Book 332, page 86, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 32 fronts 8 feet on the southerly side of Morrow Avenue and runs back between parallel lines 210.5 feet, more or less, to the center of an alley.

Being the same property conveyed to Ronald A. Hunter by deed from Joseph W. Gibbs, Executor of the Estate of Mark Howard Anderson, of record as Instrument No. 20131007-0105100, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Current year's State and County taxes, which have been assumed by the Grantees.
2. All matters appearing on the Plan of record as Book 332, page 86, Register's Office for Davidson County, Tennessee.

This is improved property known as 1113 Morrow Avenue, Nashville, Tennessee 37204.

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117 16 0 236.00 – 1129 Morrow Avenue, Nashville, Tennessee 37204

Land in Davidson County, Tennessee, being Lot No. 33-B Zone Lot Division of Lots 33 and 34 on the plan of S.F. and C.D. Morrow's Subdivision, of record in Book 6900, Page 320, Register's Office for said County.

Said Lot No. 33-B fronts 25.0 feet on the Southerly margin of Morrow Avenue and extends back between parallel lines 43.83 feet to a dead line in the rear.

Being the same property conveyed to Ronald A. Hunter by deed from Jeffrey C. Bryant and Denise A. Bryant, husband and wife, of record as Instrument No. 20120604-0048448, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. Current year's State and County taxes, which have been assumed by the Grantees.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ZONE LOT DIVISION OF LOTS 33 AND 34 ON THE PLAN OF S.F. AND C.D. MORROW'S SUBDIVISION, as recorded in Plat Book 6900, Page(s) 320, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Instrument recorded in Book 7258, Page 273, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Sanitary Sewer Easement to Metropolitan Government of Nashville and Davidson County, Tennessee as of record in Book 7139, Page 341.

This is improved property known as 1129 Morrow Avenue, Nashville, Tennessee 37204.