This instrument prepared by:
Paul T. Housch, Esq.BPR#011538
Suite 310, 222 Second Avenue North
Nashville, Tennessee 32701

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Ginger Lewis, Successor Trustee	(NAME) Same as New Owner	Map and Parcel No.
(STREET ADDRESS) 4467 pecan Valley Road	(STREET ADDRESS)	09306310600
(CITY) (STATE) (ZIP) Nashville TN 37218	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledge **James Bryan Lewis, Trustee under that certain agreement establishing the Ginger Lewis Broadway Property Trust under agreement dated 01-01-2011,** Grantor, does hereby quitclaim and convey unto **Ginger Lewis, Successor Trustee under that certain agreement establishing the Ginger Lewis Broadway Property Trust under agreement dated 01-01-2011,** the Grantee herein, its successors, heirs and assigns, all of his right, title and interest, in and to that certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of Lot No. 41 on the First Plan of Division Academy Lots, not of record, described as follows: Beginning on the southerly margin of Broadway, formerly Broad Street, 60 feet 11 inches east of the easterly margin of 5th Avenue South, formerly Summer Street, being J.W. McClellan and wife's northeast corner, thence with the southerly margin of Broadway, eastwardly 30 feet 1 ½ inches to the northwest corner of another part of said lot owned by said McClellan and wife; thence with their westerly line, southwardly 90 feet to the northerly margin of an alley; thence with said alley, westwardly 29 feet 4 ½ inches to the easterly line of McClellan's first mentioned lot; thence with said line, northwardly 90 feet to the beginning.

Being the same property conveyed to James Bryan Lewis, Trustee under that certain agreement establishing the Ginger Lewis Broadway Property Trust under agreement dated 01-01-2011, by deed of record in Instrument No. 20110418-0029532, Register's Office of Davidson County, Tennessee. See Agreement of Trustee to Resign, Release, Hold Harmless and Indemnification by Beneficiary and Appointment of Successor Trustee attached hereto as Exhibit A

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 0.00

Subscribed and sworn to before me this 29 day of March, 2018.

Affiant

Notary Public

My commission expires: 11-8-2021
(Affix Seal)

PAUL T. HOUSCH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 72400 **DEEDQC**
03/22/2018 02:39:27 PM 8 pgs
Fees: $42.00 Taxes: $0.00

20180322-0027231

This is improved property known as 425 Broadway, Nashville, Tennessee 37203

Witness my hand this 22 day of March, 2018.

James Bryan Lewis, Trustee under that certain agreement establishing the Ginger Lewis Broadway Property Trust under agreement dated 01-01-2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, in and for said County and State, James **Bryan Lewis, Trustee under that certain agreement establishing the Ginger Lewis Broadway Property Trust under agreement dated 01-01-2011**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, and this 22nd day of March, 2018.

Notary Public
My commission expires: 11-8-2021

EXHIBIT A (page 1 of 6)

THIS INSTRUMENT PREPARED BY
GAIL SMITH BRADFORD, ESQ.
750 OLD HICKORY BLVD
BUILDING TWO, STE 150
BRENTWOOD, TN 37027

GINGER LEWIS BROADWAY PROPERTY TRUST under agreement dated 1/1/2011

AGREEMENT OF TRUSTEE TO RESIGN, RELEASE, HOLD HARMLESS AND INDEMNIFICATION BY BENEFICIARY AND APPOINTMENT OF SUCCESSOR TRUSTEE

THIS AGREEMENT OF TRUSTEE TO RESIGN, RELEASE HOLD HARMLESS AND INDEMNIFICATION BY BENEFICIARY, AND APPOINTMENT OF A SUCCESSOR TRUSTEE is made and entered into as of the 1st day of August, 2015, by and among **JAMES BRYAN LEWIS, Nashville, Tennessee** (hereinafter referred to as the "Resigning Trustee"), and **GINGER LEWIS, Nashville, Tennessee** (hereinafter referred to as the "Successor Trustee"), and **GINGER LEWIS** (hereinafter referred to as the "Beneficiary").

WITNESSETH:

WHEREAS, there was established a Trust, known as the **Ginger Lewis Broadway Property Trust under agreement dated 1/1/2011**, by and between James A. Lewis, as Trustor (the "Trust") (a copy of said Trust Agreement is attached to this document as Exhibit A), and James Bryan Lewis, as Trustee; and

WHEREAS, the Resigning Trustee is currently serving as trustee of the Trust; and

WHEREAS, the Resigning Trustee wishes to resign his fiduciary duties, and the Successor Trustee wishes to accept fiduciary responsibility for the Trust, effective August 1st, 2015; and

WHEREAS, the beneficiary of the trust, Ginger Lewis (the "Beneficiary") wishes to acknowledge and accept the resignation of the Resigning Trustee and release and indemnify the Resigning Trustee from any and all responsibility and liability for his actions while serving as Trustee and release him from any and all future fiduciary responsibility with respect to the Trust; and

WHEREAS, the agreement establishing the Trust provides, in Section 6.2, that in the event of the resignation of the original Trustee, James Bryan Lewis may nominate and appoint one or more persons as successor Trustees; and

WHEREAS, James Bryan Lewis wishes to nominate and appoint Ginger Lewis as successor Trustee; and

WHEREAS, Ginger Lewis wishes to accept such nomination and appointment as successor Trustee as of the effective date.

NOW, THEREFORE, in consideration of the premises and for mutual consideration, the receipt and sufficiency of all of which is hereby acknowledged, the parties hereto agree as follows:

1. **Resignation of Trustee.** The resignatipn of James Bryan Lewis as Trustee of the Trust is hereby tendered, effective as of August 1st, 2015.

2. **Appointment of Successor Trustee.** Pursuant to Section 6.2 of the Trust Agreement, James Bryan Lewis hereby nominates and appoints Ginger Lewis as Successor Trustee of the Trust.

3. **Acceptance by Successor Trustee.** The undersigned Successor Trustee hereby accepts such nomination and appointment, effective as of August 1st, 2015.

4. **Release and Indemnity.** The Beneficiary agrees to release, indemnify, and hold harmless the Resigning Trustee from any and all actions, causes of action, claims, damages, liability, demands or suits, including without limitation, reasonable attorneys fees and expenses arising out of or relating to the Resigning Trustee's administration of the Trust and this Agreement, including but not limited to his actions in resigning and tendering the balance of the Trust to the Successor Trustee.

5. **Information and Accounting.** The Beneficiary hereby acknowledges that she has received all information which is relevant with respect to the actions of the Resigning Trustee and that she is fully satisfied as to the completeness, accuracy and adequacy of all of the information furnished to her concerning the Resigning Trustee's administration of the Trust, and also acknowledges that this information includes such accounting of the Trust as she has requested from the Resigning Trustee through August 1st, 2015 and/or that she has been offered the opportunity to examine the records and accounting of the Trust, and that she has either carefully examined and hereby approves of such records or accounting or has waived her right to do so, and such approval shall have the same effect as if an accounting for the entire duration of the Trust had been prepared and presented to her and audited and confirmed absolutely by a court having jurisdiction for that purpose over the Trust. The Beneficiary hereby waives the necessity of any further accounting from the Resigning Trustee, except for any final accounting that would include the final distribution of the Trust's assets to the Successor Trustee.

6. **Legal Counsel.** The Beneficiary acknowledges that she has had ample and full opportunity to consult with legal counsel of her choice prior to executing this Agreement or has waived the right to do so, and that she has executed this Agreement voluntarily.

7. **Entire Agreement.** This Agreement contains the entire agreement among the parties with respect to the subject matter hereof and may not be altered or amended except by a writing signed by all parties.

8. **Construction.** This Agreement is entered into in the State of Tennessee and shall be construed and enforced in accordance with the laws thereof.

9. **Benefit.** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns.

10. **Counterpart Signatures.** This Agreement may be executed in separate counterparts, each of which shall be deemed an original and all of which, together, shall constitute one and the same instrument.

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EXHIBIT A (page 4 of 6)

Ginger Lewis

GINGER LEWIS,
Beneficiary

STATE OF TN

COUNTY OF Davidson

On this 3 day of August, 2015 before me personally appeared Ginger Lewis, to me known to be the person who executed the foregoing instrument and acknowledged that such person executed the same as such person's free act and deed.

NOTARY PUBLIC
My Commission Expires:

EXHIBIT A (page 5 of 6)

Ginger Lewis
GINGER LEWIS, Successor Trustee

STATE OF TN

COUNTY OF Davidson

On this 3 day of August, 2015 before me personally appeared GINGER LEWIS, to me known to be the person who executed the foregoing instrument and acknowledged that such person executed the same as such person's free act and deed.

JAMES BRYAN LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 11 2017

NOTARY PUBLIC
My Commission Expires: _____

EXHIBIT A (page 6 of 6)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

JAMES BRYAN LEWIS, RESIGNING TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15th day of August, 2015 before me personally appeared JAMES BRYAN LEWIS, to me known to be the person who executed the foregoing instrument and acknowledged that such person executed the same as such person's free act and deed.

NOTARY PUBLIC
My Commission Expires: 1-11-17

REBECCA S. FISHBURN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.