Bill Garrett Davidson County
Batch# 94714 DEEDQC
05/21/2018 12:09:36 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180521-0048390

PREPARED BY:
NEAL & HARWELL, PLC
1201 Demonbreun Street
Suite 1000
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners As Follows:	Send Tax Bills To:	Map & Parcel Number:
Pendleton Square Trust Company, LLC, Co-Trustee, *et al.* 3803 Bedford Avenue Suite 105 Nashville, TN 37215	SAME	07203009800

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Patricia E. Wall and Cumberland Trust & Investment Company, Co-Trustees, the Grantors, by these presents do hereby quitclaim and convey unto Patricia E. Wall and Pendleton Square Trust Company, LLC, Co-Trustees of the Nathan T. Wall Marital Trust f/b/o Patricia Wall U/W Nathan T. Wall dated February 23, 2005, the Grantees, their heirs, successors and assigns, all their right, title and interest in and to the following described tract of land:

SEE EXHIBIT "A" ATTACHED HERETO.

Being the same property conveyed to Patricia E. Wall and Cumberland Trust & Investment Company, Co-Trustees, by Executors Deed from Patricia E. Wall and Aubrey B. Harwell, Jr., Co-Executors of the Estate of Nathan T. Wall, of record in Instrument No. 20081229-0123061, Register's Office for Davidson County, Tennessee.

This is improved property known as 3612-3614 Gallatin Pike, Nashville, Tennessee 37216.

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

Witness their hands this 16th day of May, 2018, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

GRANTORS:

Patricia E. Wall
PATRICIA E. WALL, Co-Trustee

CUMBERLAND TRUST & INVESTMENT COMPANY, Co-Trustee

By: D Hale II

Its: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Patricia E. Wall, Co-Trustee, the 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, in her capacity as Co-Trustee.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 16th day of May, 2018.

Sandra D. Wilkins
Notary Public

My Commission Expires: 8/4/2020

SANDRA D. WILKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Dayton Hale, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be VP of Cumberland Trust & Investment Company, Co-Trustee, the bargainor, and that he as such VP, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Cumberland Trust & Investment Company, Co-Trustee as such VP.

WITNESS my hand and seal at Nashville, Tennessee, this 7th day of May, 2018.

Robin Pigg ROBIN PIGG
Notary Public

My Commission Expires: 8-4-2020

ROBIN M. PIGG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 8-4-2020

{Legal/02746/12745/02019981.DOC }

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 21st day of May, 2018.

Notary Public

LESLIE SATURDAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-0

Commission Expiration Date:_____

THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

EXHIBIT A

TRACT NO. 1 - Being the north 51 and 3/4 feet of the south 55 feet of Lot. No. 177 on the Map of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County. Said part of lot fronts 51 and 3/4 feet on the east side of a strip of ground formerly used by the Nashville Railway & Light Company, which lies immediately east of the Gallatin Pike, and runs back between parallel lines, parallel to and 55 feet south of McChesney Avenue, 214.5 feet to the west line of Lot 178.

TRACT NO. 2 - Being the northerly half of Lot No. 176 and the southerly 3 and 1/4 feet of Lot No. 177 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County. Said parts of Lots Nos. 176 and 177 front together 58 and 1/4 feet on the easterly side of the right-of-way of the Nashville Street Railway Company adjoining the Gallatin Road and run back between parallel lines 214.5 feet to a dead line.

SAID two tracts front together 110 feet on the east side of said strip of ground lying immediately east of the Gallatin Pike and run back between parallel lines 214.5 feet to a dead line.

There is conveyed herewith a 20 foot easement for ingress and egress from McChesney Avenue to the property herein conveyed and described as follows:

Beginning at a point in the southerly margin of McChesney Avenue, said point being the northwest corner of the west 50 feet of Lot No. 178 on the map of Inglewood Place, of record in Book 322, page 101, Register's Office for Davidson County, and running thence southwestwardly with the northwestern boundary line of said property, 164 feet, more or less, to a point, said point being the southeasterly corner of said parcel on the Davidson County property map, sheet no. 72-3 and running thence eastwardly parallel with the southerly margin of McChesney Avenue, a distance of 20 feet, to a point, thence northeastwardly and parallel with the northwesterly boundary line of the property herein described, 164 feet, more or less, to a point in the southerly margin of McChesney Avenue; thence westerly with the southerly margin of McChesney Avenue, a distance of 20 feet, to the point of beginning.

Being the same property reserved to the present and future owners of parcels 98 and 99 on the Davidson County property map, sheet no. 72-3 and known as City nos. 3612-3614 Gallatin Road, their heirs, successors, or assigns by Deed of record in Book 4313, page 340, Register's Office for Davidson County from Zona B. Robinson to H. G. Hill Realty Company.