Bill Garrett Davidson County
Batch# 96199 DEEDQC
05/24/2018 08:30:20 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20180524-0049676

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 DAVIDSON) The actual consideration for this transfer is $--NONE-- Luther Tony McKnight, Trustee, Affiant Subscribed and sworn to before me, this 16th day of May, 2018. Notary Public My Commission Expires: _____

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
Luther Tony McKnight and/or Anne H. McKnight, Trustees 5065 Villa Crest Drive Nashville, Tennessee 37220	SAME	118 14 0 040.00 132 05 0 002.00 132 05 0 166.00 145 11 0 002.00

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, Luther Tony McKnight and wife, Anne H. McKnight, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by

the Grantors, hereby remise, release and quitclaim all of the Grantors' 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 **Luther Tony McKnight and/or Anne H. McKnight, Trustees of the Anne & Luther McKnight Living Trust, established by the Revocable Trust Agreement of Luther Tony McKnight and Anne H. McKnight dated May 16, 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 our hands this 16th day of May, 2018.

Luther Tony McKnight

Anne H. McKnight

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Luther Tony McKnight and Anne H. McKnight, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of May, 2018.

My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

Notary Public

EXHIBIT A

Legal Descriptions

(Luther Tony McKnight and Luther T. McKnight are one and the same person.)

118 14 0 040.00 – 3601 Caldwell Court

Land lying in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 9 on the Plan of Caldwell Court, as of record in Book 2854, page 74, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Luther T. McKnight and wife, Anne H. McKnight by deed from E. Marion Cawood, unmarried, of record in Book 6355, page 548, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 2996, page 243, said Register's Office.

This is improved property known as 3601 Caldwell Court, Nashville, Tennessee 37204.

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132 05 0 002.00 – 4201 Lealand Lane
132 05 0 166.00 – 4201 B Lealand Lane

Land lying in Davidson County, Tennessee, more particularly described as follows:

TRACT 1:

Two Lots in Glendale Park, Section 1, of Davidson County, Tennessee, in Subdivision No. 41-33, Recorded in Book 1130, page 45, Register's Office of Davidson County, Tennessee.

Said Lots herein conveyed are Lots 1 and 2 in said subdivision herein before mentioned.

Said Lot No. 1 fronts 90 feet on the westerly side of Glendale Drive, formerly 10th Avenue South, and runs back between lines 302 feet on the North side and 316.9 feet on the South line to a dead line and measures 125 feet thereon.

Said Lot No. 2 fronts 90 feet on the westerly side of Glendale Drive, and runs back in westerly direction 270.5 feet on the North side and 260 feet on the South side to a dead line and measuring 100 feet across the back.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY:

Land in Davidson County, Tennessee, being Lot No. 2 and the southerly part of Lot No. 1
on the Map of Glendale Park, Section 1, of record in Book 1130, page 45, Register's Office for said County, and described according to a copy of a survey thereof made by T. B. Sanford, surveyor, May 4, 1960, as follows:

Beginning at an iron pin in the west margin of Glendale Drive, now called Lealand Lane, at the corner of Lots 2 and 3; thence with the line between said lots, westerly 260 feet to an iron pin in the east line of Lot No. 5; thence with the line between Lots 2 and 5, northerly 100 feet to a corner of said lots in the south line of Lot No. 1; thence leaving the line between Lots 1 and 2 in an easterly direction 108.5 feet to an iron pin; thence north 80 degrees 33 minutes east 163 feet to an iron pin in the west margin of Lealand Lane at a point which is 15 feet north of the corner of Lots 1 and 2; thence with the margin of said Lane, southerly 105 feet to the point of beginning.

Being the same property conveyed to Hart S. Gordon by deed from Paul R. Hatten and wife, Vera Hatten, of record in Book 3071, page 95, Register's Office for Davidson County, Tennessee.

TRACT2:

Parcel 1:
Being part of Lot No. 191 on the Plan of Rolling Meadows Subdivision, as of record in Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee, described according to a survey made by George Watkins, Surveyor, July 12, 1955, as follows:

Beginning at a point in the west line of Lot No. 191, Plan of Rolling Meadows, 100 feet north of the southwest corner of said lot; thence with the west line of Lot No. 191, north 0 degrees 02 minutes east 126.1 feet to an iron pin, said point being 150 feet south of the southwest corner of Lot No. 192 of said plan; thence north 79 degrees 45 minutes east 247.7 feet to an iron pin; thence north 56 degrees east 50 feet to a railroad rail, being a corner of said Lot No. 191 and also the northwest corner of Lot No. 1, Map of Glendale Park, Section 1, as of record in Book 1130, page 45, Register's Office for Davidson County, Tennessee; thence south 0 degrees 08 minutes east 200 feet with the west line of said Lot No. 1 and Lot No. 5 of said Glendale Park Plan; thence south 89 degrees 30 minutes west 232.8 feet to the point of beginning.

Parcel 2:
Land in Davidson County, Tennessee, being part of Lot No. 191, on the Plan of Rolling Meadows Subdivision, as of record in Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee, and a portion of the old right-of-way of the Overland Railway lying in the rear of said Lot No. 191, now abandoned, described altogether as follows:

BEGINNING at a point in the southerly line of that part of said Lot. No. 191 conveyed to Paul G. Ackerman and wife, Celeste M. Ackerman, which said point is North 89 degrees 46 minutes West 301.8 feet from the westerly margin of Lealand Lane and which said point is also the northwest corner of Lot No. 1 on the Map of Glendale Park, Section 1, as of record in Book 1130, page 45, Register's Office for Davidson County, Tennessee; thence with Ackerman's southerly line, South 56 degrees west 50 feet to a point and South 79 Degrees 45 minutes West, 318 feet, more or less, to a point at or near the common rear corner of Lot Nos. 21and22 of the Duncanwood Subdivision, as of record in Book 1424, page 139, Register's Office for Davidson County, Tennessee; thence southwardly with the easterly lines of said Lot Nos. 21 and 22 and extending to a point in the easterly line of Lot No. 23, 116 feet, more or less, to a point which is 100 feet north of the southwest corner of said Lot No. 191; thence North 89 degrees 30 minutes East, 343 feet, more or less, to a point in the westerly line of Lot No. 5 on the said Glendale Park plan; thence North 0 degrees 06 minutes West with the westerly lines of Lot Nos. 5 and 1 of said Glendale Park Subdivision, 200 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY:

Land lying in the First Civil District of Davidson County, Tennessee, being part of Lot No. 191 on the Plan of Rolling Meadows Subdivision, as of record in Book 1424, pages 98 and 99, Register's Office for said County, and a portion of the old right-of-way of the Overland Railway lying in the rear of said Lot No. 191, now

abandoned, described altogether according to a survey made by Anderson Delk & Associates, Inc., dated September 6, 1985, as follows:

Beginning at a point, said point being the Northwesterly corner of the Graham A. Collier property, the deed for which is of record in Book 5737, page 357, Register's Office for Davidson County, Tennessee, and also being the southwesterly corner of the said Hatten property; thence, with the easterly line of the Duncanwood Subdivision, as of record in Plat Book 1424, page 139, Register's Office for Davidson County, Tennessee, North 09 degrees, 52 minutes, 15 seconds West, a distance of 51.23 feet to an existing concrete monument; thence North 01 degrees 53 minutes 45 seconds East, a distance of 64.93 feet to a point; thence leaving the said Duncanwood Subdivision, and with the southerly line of the Paul G. Ackerman, et ux property, as of record in Book 5733, page 383, Register's Office for Davidson County, Tennessee, North 79 degrees 24 minutes 05 seconds East, a distance of 317.19 feet to a point; thence leaving the said Paul G. Ackerman, et ux property, South 00 degrees 06 minutes 52 seconds West, a distance of 172.54 feet to a point; thence with the Northerly line of said Collier property, South 89 degrees 46 minutes 55 seconds West, a distance of 304.81 feet to the point of beginning, containing 1.03 acres, more or less.

Being the same property conveyed to Belle Meade Builders, Inc. by deed from Paul R. Hatten and wife, Vera 0. Hatten, of record in Book 6658, page 106, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Anne H. McKnight and husband, Luther Tony McKnight, by deed from Anne H. McKnight, of record as Instrument No. 20040818-0099573, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. Current year's State and County taxes, which have been assumed by the Grantees.
2. Plan of record in Book 1130, page 45, Register's Office for Davidson County, Tennessee. (as to Tract 1)
3. Plan of record in Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee. (as to Tract 2)
4. Perpetual Easement for Public Utility Installation and Maintenance listed in Restrictions of record in Book 1129, page 559, Register's Office for Davidson County, Tennessee. (as to Tract 1)
5. Easement for water rights of record in Book 1141, page 378, Register's Office for Davidson County, Tennessee.

This is improved property known as 4201 and 4201 B Lealand Lane, Nashville, Tennessee 37204.

145 11 0 002.00 – 5065 Villa Crest Drive

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Resubdivision of the Resubdivision of Lots 4 and 5 of the Resubdivision of Lots 27 and 28 of the Inns of Granny White and Resubdivision of Lot 17 of Villa Estates, of record in Book 11190, page 114, Register's office, Davidson County, Tennessee.

Being the same property conveyed to Luther Tony McKnight and wife, Anne H. McKnight, by deed from Clarence S. Anderson and Elizabeth J. Anderson, Co-Trustees of the C.S. and Elizabeth J. Anderson Family Living Trust, of record in Book 11664, page 307, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a temporary 20-foot wide private sewer service easement of record in Plat Book 11190, page 114, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises and the Temporary Sewer Service Easement Agreement of record in Book 11621, page 541, Register's Office for Davidson County, Tennessee.

This is improved property known as 5065 Villa Crest Drive, Nashville, Tennessee 37220.
