Bill Garrett Davidson County
Batch# 115277 DEEDQC
07/12/2018 09:03:46 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180712-0067366

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--. Affiant Subscribed and sworn to before me, this 27th day of June, 2018. Notary Public My Commission Expires

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

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
Arch Bishop III & Andrea Shea Bishop & Colby B. Shea, Trustees 5012 Danby Drive Nashville, Tennessee 37211	SAME	Map: 104 14 0 Parcel: 077.00 Map: 104 14 0 Parcel: 112.00 Map: 147 09 0 Parcel: 084.00

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, Arch Bishop III, 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, 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 **Arch Bishop III and/or Andrea Shea Bishop and/or Colby B. Shea, Trustees of the Arch Bishop III Living Trust**, established by the Revocable Trust Agreement of Arch Bishop III dated June 27, 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 27th day of June, 2018.

Arch Bishop III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arch Bishop III, 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 27th day of June, 2018.

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

My Commission Expires:

Notary Public

EXHIBIT A

Legal Descriptions

104 14 0 077.00 – 2220 30th Avenue South, Nashville, Tennessee 37212

Land in Davidson County, Tennessee, being the southerly 25 feet of Lot No. 45 and the northerly 40 feet of Lots Nos. 51 and 52, on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place, as of record in Book 421, page 16, Register's Office for said county, and described as follows:

Beginning on the easterly margin of 30th Avenue South, 25 feet north of the common corner of Lots 51 and 45; thence with the margin of said Avenue, southwardly 65 feet to a point; thence eastwardly and parallel with the south line of Lot No. 45, 140 feet to a point; thence northwardly 40 feet to the south line of Lot No. 45; thence with the south line of Lot 45, eastwardly 20 feet to the westerly margin of an alley; thence with said alley, northwardly 25 feet to a point; thence westwardly and parallel with the south line of Lot 45, 182 feet, more or less, to the beginning.

Being the same property conveyed to Arch Bishop III by deed from Gerald Webb Follin III, of record in Book 10734, page 728, Register's Office for Davidson County Tennessee.

This is improved property known as 2220 30th Avenue South, Nashville, Tennessee 37212.

104 14 0 112.00 – 2813 West Linden Avenue, Nashville, Tennessee 37212

LAND in Davidson County, Tennessee, being the easterly 48 feet of the westerly 96 feet of the northerly 1/2 of Lot No. 31 on the Plan of Belair, as of record in Book 332, Page 6, Register's Office for said County.

SAID part of Lot No. 31 fronts 48 feet on the southerly margin of West Linden Avenue, formerly Sunset Avenue, and extends back between parallel lines 167 feet, more or less, to a dead line.

Being the same property conveyed to Arch Bishop III by deed from Lisa M. Bishop, of record in Book 9398, page 631, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of ·way for public utilities of record .

This is improved property known as 2813 West Linden Avenue, Nashville, Tennessee 37212.

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147 09 0 084.00 – 5012 Danby Drive, Nashville, Tennessee 37211

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

Land in Davidson County, Tennessee, being Lot No. 178 on the Plan of Section I, Caldwell Country Estates, as of record in Book 2663, Page 68 and 69, Register's Office for said County, to which Plan description is hereby made for a more complete description thereof.

Being the same property conveyed to Arch Bishop III and wife, Andrea Shea Bishop, by deed from Darren S. Bennett and wife, Katherine L. Bennett, of record as Instrument No. 20060125-0009494, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Arch Bishop III by deed from Andrea Shea Bishop of record as Instrument No. 20180702-0063527, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel oftand is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee; and

2. Matters shown on plan of record in Book 2663, page 68 and 69, in the Register's Office for Davidson County, Tennessee; and

3. Restrictive Covenants of record in Book 2802, Page 369, Book 2883, Page 91, Book 3032, Page 6, said Register's Office; and

4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This is improved property known as 5012 Danby Drive, Nashville, Tennessee 37211.
