Karen Y Johnson Davidson County
Batch# 140964 DEEDQC
09/14/2018 03:24:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180914-0091606

THIS INSTRUMENT PREPARED BY:	PROPERTY OWNER:	PROPERTY ADDRESS:	MAIL TAX BILLS TO:	TAX PARCEL NO.:
Maygan Pokabla Baker Donelson Bearman Caldwell & Berkowitz PC 165 Madison Avenue; Suite 2000 Memphis, TN 38103 **RETURN TO:** Jodean King First American Title Insurance 611 Commerce Street, Suite 3101 Nashville, TN 37203	First Farmers and Merchants Bank 816 S. Garden Street Columbia, TN 38401	2306 21st Avenue South, Nashville, TN 37212	First Farmers and Merchants Bank 816 S. Garden Street Columbia, TN 38401	104-160-10700

QUITCLAIM DEED

THIS INDENTURE, made and entered into as of this 14th day of September, 2018, by and between **FIRST TENNESSEE BANK NATIONAL ASSOCIATION,** a national banking association whose address is 165 Madison Avenue, Memphis, Tennessee 38103 (hereinafter "Grantor"), and **FIRST FARMERS AND MERCHANTS BANK,** a Tennessee banking corporation, whose address is 816 S. Garden Street, Columbia, TN 38401 (hereinafter "Grantee");

THAT for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor does hereby bargain, sell, remise, release, quitclaim and convey unto Grantee, all of Grantor's right, title and interest in and to the following described real estate situated and being in City of Nashville, County of Davidson, State of Tennessee, to-wit:

All that certain real estate described in **Exhibit "A"** attached hereto and incorporated herein by reference.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[Separate Signature Page Attached]

SIGNATURE PAGE TO QUITCLAIM DEED
FROM FIRST TENNESSEE BANK NATIONAL ASSOCIATION TO
FIRST FARMERS AND MERCHANTS BANK

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officer on this the day and year first above written.

FIRST TENNESSEE BANK NATIONAL ASSOCIATION

By: Sherron L. Plummer
Name: Sherron L. Plummer
Title: Vice-President

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, Peggy Goble, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared Sherron L. Plummer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Vice-President of FIRST TENNESSEE BANK NATIONAL ASSOCIATION the within-named bargainor, and that she, as such Vice-President, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the national banking association by herself as such Vice-President.

WITNESS my hand and seal at office on this the 13th day of September, 2018.

Peggy Goble
Notary Public

My Commission Expires:
July 20, 2021

PEGGY GOBLE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

4830-7590-0018 v2
2100000-B12859 09/12/2018

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $0.00.

AFFIANT President, First Farmers and Merchants Bank

SWORN TO AND SUBSCRIBED before me this 13th day of September, 2018.

Notary Public

STEPHANIE HARLAN
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

My Commission Expires:

May 19, 2020

(For Recording Data Only)

EXHIBIT "A"
TO
QUIT CLAIM DEED
FROM
First Tennessee Bank National Association
TO
First Farmers and Merchants Bank

Description Of Real Estate

A 0.803 more or less acre tract of land lying in the 18th Council District of Davidson County, Tennessee, and being Lot 1 on the plan of "Resubdivision of Lot 68 and a portion of Lot 67 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights", of record in Plat Book 3500, page 52, Register's Office Davidson County, Tennessee, and being the same property conveyed to First Tennessee Bank National Association, of record in Instrument Number 20031203-0174185, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps & Associates, Inc., Mark E. Lowrance, Tennessee R.L.S. No 1660, dated August 7, 2018, revised August 24, 2018, as follows:

Beginning at a 1/2" rebar found on the northerly margin of Linden Avenue (Right-of-Way width varies), said point being the most southeasterly corner of the afore-said Lot 1 and the most southwesterly corner of Lot 2 on said of Plan of "Resubdivision of Lot 68 and a portion of Lot 67";
Thence with the northerly margin of Linden Avenue, North 86 Degrees 49 Minutes 53 Seconds West a distance of 204.84 feet to a chiseled "X" in the sidewalk;
Thence with a return curve to the right having a radius of 25.00 feet through a central angle of 108 Degrees 06 Minutes 07 Seconds, an arc length of 47.17 feet, a chord bearing and distance of North 32 Degrees 46 Minutes 50 Seconds West, 40.48 feet to a 1/2" rebar found on the easterly margin of 21st Avenue South (55' Right-of-Way);
Thence with the easterly margin of 21st Avenue South, North 21 Degrees 16 Minutes 13 Seconds East a distance of 142.65 feet to a 1/2" rebar found;
Thence leaving the margin of 21st Avenue South and with the southerly line of Lot 1 on the plan of "Resubdivision of Lots 65, 66, & 67, Blair's Subdivision of Belmont Heights", of record in Plat Book 3852 page 147, Register's Office Davidson County, Tennessee,
South 84 Degrees 59 Minutes 00 Seconds East a distance of 185.95 feet to a 1/2" rebar found;
Thence with the westerly line of the afore-said Lot 2 on the plan of "Resubdivision of Lot 68 and a portion of Lot 67", of record in Plat Book 3500 page 52, South 03 Degrees 43 Minutes 17 Seconds West a distance of 162.36 feet to the Point of Beginning, containing 34,965 Square Feet or 0.803 Acres, more or less.

True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Elizabeth Puckett, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/2019

Notary Seal:

