Karen Johnson Davidson County
Batch# 224258 DEEDQC
05/01/2019 08:45:43 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190501-0040120

This Instrument Was Prepared By:
Casey W. Riggs
201 Fourth Avenue North, Suite 1870
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

William Langley Granbery Jr. co-trustee

William Langley Granbery, Jr., Co-Trustee, Affiant

Subscribed and sworn to before me this 23rd day of April, 2019.

Kim Freeman
Notary Public

KIM FREEMAN NOTARY PUBLIC TENNESSEE EXPIRES Nov 8, 2021 DAVIDSON COUNTY

My Commission Expires: 11/8/2021

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
The Anne Caldwell Parsons Trust f/b/o Elizabeth Granbery Dingess, Elizabeth Granbery Dingess, Trustee The Anne Caldwell Parsons Trust f/b/o Horace Hill Granbery, Horace Hill Granbery, Trustee The Anne Caldwell Parsons Trust f/b/o James W. Granbery, James W. Granbery, Trustee The Anne Caldwell Parsons Trust f/b/o William Langley Granbery, Jr., William Langley Granbery, Jr., Trustee c/o SunTrust Bank P.O. Box 305110-MC6500 Nashville, TN 37230-5110	SunTrust Bank P.O. Box 305110-MC6500 Nashville, TN 37230-5110	92-12-0 Parcel 493.00

For no cash consideration ($0.00), **William Langley Granbery, Jr. and Elizabeth Granbery Dingess, Co-Trustees of the Anne Caldwell Parsons 2012 Irrevocable Trust u/a dated December 4, 2012**, the "Grantor", do hereby convey, transfer, remise, release, relinquish, and quitclaim unto (1) **the Anne Caldwell Parsons Trust f/b/o Elizabeth Granbery Dingess, Elizabeth Granbery Dingess, Trustee**, (2) **the Anne Caldwell Parsons Trust f/b/o Horace Hill Granbery, Horace Hill Granbery, Trustee**, (3) **the Anne Caldwell Parsons Trust f/b/o James W. Granbery, James W. Granbery, Trustee**, and (4) **the Anne Caldwell Parsons Trust f/b/o William Langley Granbery, Jr., William Langley Granbery, Jr., Trustee**, as equal tenants in common (each holding a twenty-five percent (25%) undivided interest in the property conveyed hereunder as tenants in common), collectively, the "Grantee", all of the Grantor's right, title, and

interest (being a one-third (1/3) undivided interest) in and to a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

SEE EXHIBIT A

This conveyance is subject to all limitations, matters that would be shown on a survey, restrictions, and encumbrances as may affect the property, including, without limitation, all zoning restrictions and irrespective of whether such limitations, matters, restrictions, and encumbrances are of record.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 23 day of April, 2019.

The Anne Caldwell Parsons 2012 Irrevocable Trust
u/a dated December 4, 2012

William Langley Granbery, Jr. Co-Trustee

William Langley Granbery, Jr., Co-Trustee

Elizabeth Granbery Dingess, Co-Trustee

Elizabeth Granbery Dingess, Co-Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **William Langley Granbery, Jr. and Elizabeth Granbery Dingess, Co-Trustees of the Anne Caldwell Parsons 2012 Irrevocable Trust u/a dated December 4, 2012**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainor, and that they, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 23rd day of April, 2019.

Kim Freeman
Notary Public

My Commission Expires: 11/8/2021

KIM FREEMAN NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE EXPIRES Nov 8, 2021

EXHIBIT A

Being the westerly part of Lot No. 2 and all of Lots Nos. 3 and 4 on the plan of Adams' Subdivision of Lot No. 222 in McNairy's West Nashville Lots, as of record in Book 57, page 36, Register's Office for said County, described together as follows:

Beginning on the southerly margin of Broadway, formerly Broad Street, at the northwest corner of the property conveyed to A.G. Adams, Jr. by deed from A.G. Adams, Sr., of record in Book 110, Page 96, said Register's Office; thence with the southerly margin of Broadway, westwardly 131 feet 6 inches to the corner of Lots Nos. 4 and 5; thence with the line between said two lots, southwardly 125 feet 9 inches to the northerly margin of an alley; thence with said alley, eastwardly 104 feet 9 inches to the southwest corner of said Adams' property; thence with the westerly line of same, northwardly 146 feet, more or less, to the beginning.

Being the same property an interest in which was conveyed to the Grantor herein by deed from Anne Caldwell Parsons, dated December 4, 2012, Register's Office for Davidson County, Tennessee, Instrument Number 20121220-0117604.

The above described property is improved property known as 1607 Broadway, Nashville, Tennessee.

This legal description is the same as that contained in the previous deed of record.

The preparer of this quitclaim deed has not reviewed a survey or restrictive covenants, etc. for purposes of this conveyance.

THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.