BILL GARRETT, Davidson County
Trans:T20100019962 DEEDQC
Recvd: 04/06/10 11:11 4 pgs
Fees:22.00 Taxes:0.00
20100406-0025591

THIS INSTRUMENT WAS PREPARED BY:
CHARLES R. NIEWOLD, Attorney at Law
Market Street Building
219 Second Avenue, North
First Floor
Nashville, TN 37201
(615) 244-0001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

Lara Brown personal representative
Affiant

Sworn to and subscribed before me this 6 day of April, 2010.

CHARLES RALLS NIEWOLD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

Charles R Newold
Notary Public

My Commission Expires:
3-4-2013

GRANTEE:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Bryan Rottero	Bryan Rottero	Map 46-47-1
5054 Bull Run Road	5054 Bull Run Road	Parcel 13D 43540
Ashland City, TN 37015	Ashland City, TN 37015	

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

Rebecca Pruitt, Deceased, a citizen and resident of Ashland City, Davidson County, Tennessee, owned improved real property located in Ashland City, County of Davidson, Tennessee, more particularly described as follows:

A tract of land in the 13th, formerly 25th, Civil District of Davidson County, Tennessee, and described according to a survey by J. P. Gallaher, July 26, 1952, as follows:

BEGINNING at a stake on the north side of Bull Run Road, and at the west edge of a ditch; running thence North 20-1/2 degrees East 8-4/5 poles to a stake; thence North 28 degrees East 20 poles to a stake; thence North 25-1/4 degrees East 21-3/5 poles to a stake in Jim Shadowens' north line; thence in a westerly direction 20 poles to a pen oak with a dead top in it; thence South 35 degrees West 29-3/5

poles to the north edge of a ditch; thence following the northeast side of the ditch South 33 degrees East 6 poles to a stake; thence South 9-1/2 degrees West, running quartering across the ditch, 13-3/5 poles to the north edge of Bull Run Road; thence following the north edge of said Road, S 42 degrees East 7 poles; South 49 degrees East 9-1/5 poles to the beginning, containing 6-1/4 acres, more or less.

INCLUDED, but EXCLUDED from the above description is a tract of land containing 4 acres, more or less, conveyed to Ludie Inez LaRue, by deed of record in Book 3816, page 639, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Elvis Pruitt and wife, Rebecca Pruitt, from Mattie Pearl Barnes, unmarried, by Installment Deed, of record in Book 5929, Page 414, Register's Office for Davidson County, Tennessee.

Rebecca Pruitt owned this property as tenants by the entireties with her husband, Elvis Pruitt, and inherited it upon his death on May 17, 2006. Elvis Pruitt died intestate and his Small Estates Affidavit was opened and closed on August 22, 2006, in the Probate Court for Davidson County, Tennessee, under Docket No. 06P-1334. Rebecca Pruitt died on July 9, 2009, and her Will was admitted to Probate on October 7, 2009, in the Probate Court for Davidson County, Tennessee, under Docket No. 09P-1391. Pursuant to the Last Will and Testament of the Decedent, Rebecca Pruitt, under Article III of said Will, the real property located at 5054 Bull Run Road, in Ashland City, Tennessee, is bequeathed to Bryan Rottero.

Lana L. Brown was appointed Personal Representative of the Estate of Rebecca Pruitt on the 7th day of October, 2009, by the Probate Court of Davidson County, Tennessee, Docket No. 09P-1391. All debts of the Decedent have been paid. A Tennessee Inheritance Tax Clearance has been received, under Account No. 441404188, a copy of which is attached as Exhibit "A".

In accordance with the laws of Tennessee, Lana L. Brown, as the Personal Representative of the Estate of Rebecca Pruitt, hereby quitclaims to Bryan Rottero, all right, title, and interest in the following described real estate in Davidson County, Tennessee:

A tract of land in the 13th, formerly 25th, Civil District of Davidson County, Tennessee, and described according to a survey by J. P. Gallaher, July 26, 1952, as follows:

BEGINNING at a stake on the north side of Bull Run Road, and at the west edge of a ditch; running thence North 20-1/2 degrees East 8-4/5 poles to a stake; thence North 28 degrees East, 20 poles to a stake; thence North 25-1/4 degrees East 21-3/5 poles to a stake in Jim Shadowens' north line; thence in a westerly direction 20 poles to a pen oak with a dead top in it; thence South 35 degrees West 29-3/5 poles to the north edge of a ditch; thence following the northeast side of the ditch South 33 degrees East 6 poles to a stake; thence South 9-1/2 degrees West,

running quartering across the ditch, 13-3/5 poles to the north edge of Bull Run Road; thence following the north edge of said Road, S 42 degrees East 7 poles; South 49 degrees East 9-1/5 poles to the beginning, containing 6-1/4 acres, more or less.

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BEING the same property conveyed to Elvis Pruitt and wife, Rebecca Pruitt, from Mattie Pearl Barnes, unmarried, by Installment Deed, of record in Book 5929, Page 414, Register's Office for Davidson County, Tennessee.

This transfer is by quitclaim and I make no warranties about the title. This is improved property known as Route 3, Bull Run Road, Ashland City, Tennessee 37015.

WITNESS my hand this 6 day of April, 2010.

Lana L. Brown

LANA L. BROWN, PERSONAL REPRESENTATIVE OF THE ESTATE OF REBECCA PRUITT

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 LANA L. BROWN, Personal Representative of the Estate of Rebecca Pruitt, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 6th day of April, 2010.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
3-4-2013

CHARLES RALLS NIEWOLD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

N0018901

9922481100105

Exhibit A

TENNESSEE DEPARTMENT OF REVENUE

FILED

2010 JAN 12 AM 8:35

RICHARD R. ROOKER, 9-2010

Inheritance Tax Closing Letter (This is not a bill; no tax due)

ESTATE OF REBECCA B PRUITT
ATTN: CHARLES R NIEWOLD
219 2ND AVE N FL 1
NASHVILLE TN 37201-1618

Account Type:	INHERIT TX
Account No.:	441404188
Date of Death:	July 9, 2009
County:	DAVIDSON

A sworn return for inheritance tax has been filed with this department by the representative of the above estate.

As provided in Section 67-8-420, Tennessee Code Annotated, this receipt or certificate authorizes the court of the county in which such estate was administered to permit a final settlement or accounting by the estate representative.

The liability, as denoted in this closure letter, has been paid to the State of Tennessee. This is not a bill:

Inheritance Tax:	$0.00
Estate Tax:	$0.00
Interest:	$0.00
Penalty:	$0.00
Total:	$0.00

DETACH BELOW AND RETAIN FOR YOUR RECORDS

TENNESSEE DEPARTMENT OF REVENUE

ESTATE OF REBECCA B PRUITT
ATTN: CHARLES R NIEWOLD
219 2ND AVE N FL 1
NASHVILLE, TN 37201-1618

January 9, 2010

Account Type:	INHERIT TX
Account No.:	441404188
Date of Death:	July 9, 2009
County:	DAVIDSON

A sworn return for inheritance tax has been filed with this department by the representative of the above estate.

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