This Instrument Prepared By:
INGRAHAM, PAUTIENUS & TIDWELL, PLLC, 216 CENTERVIEW DRIVE, SUITE 317, BRENTWOOD, TN 37027

*This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.*

| ***Address New Owner:*** | ***Send Tax Bills To:*** | ***Map-Parcel*** |
|---|---|---|
| Henry Frederick ("Eric") Schiller, Jr., Trustee<br>MARY D. SCHILLER REVOCABLE<br>LIVING TRUST dated 11/28/2007<br>7344 Riverbend Road<br>Nashville, Tennessee 37221 | Regions Bank Loan Servicing<br>P.O. Box 4897<br>Montgomery, Alabama 36103-4897 | 10609005700 |

BILL GARRETT, Davidson County
Trans:T20110048877 DEEDQC
Recvd: 08/10/11 09:16 6 pgs
Fees:32.00 Taxes:0.00
20110810-0061521

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A.§67-4-409(a)(3)(D).

James M. Cleary III
Affiant

Sworn to and subscribed before me this 20th day of July, 2011.

Ashley B. Lawson
Notary Public

My Commission Expires:

ASHLEY B. LAWSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES FEBRUARY 19, 2013

# EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that HENRY F. (ERIC) SCHILLER is the duly appointed Personal Representative for the Estate of MARY D. SCHILLER, evidenced by the attached Letters of Administration for the Estate, Docket Number P5869, which is administered in the Probate Court for Williamson County, Tennessee.

FOR AND IN CONSIDERATION of the sum of -0- Dollars, HENRY F. (ERIC) SCHILLER, as Personal Representative for the Estate of MARY D. SCHILLER ("Grantor") has this date bargained and sold, and does hereby transfer, quitclaim, and convey to HENRY FREDERICK ("ERIC") SCHILLER, JR., TRUSTEE of the MARY D. SCHILLER REVOCABLE LIVING TRUST, dated November 28, 2007, its successors and assigns ("Grantee"), any and all interest of the Estate in and to that certain real estate in Davidson County, Tennessee, being more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

BEING the same property conveyed by HETZEL FAMILY, LLC, a Tennessee Limited Liability Company, to MARY D. SCHILLER, an unmarried person, by Special Warranty Deed of record in Instrument No. 20080722-0075073, Register's Office for Davidson County, Tennessee; and

ALSO BEING the same property conveyed by HETZEL FAMILY, LLC, a Tennessee Limited Liability Company, to MARY D. SCHILLER, an unmarried person, by Quitclaim Deed of record in Instrument No. 20080722-0075074, Register's Office for Davidson County, Tennessee.

The property conveyed is located at 1241 Foster Avenue, Nashville, Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, without limitation.

WITNESS MY HAND this 20th day of July, 2011.

ESTATE OF MARY D. SCHILLER

By: Henry F. (Eric) Schiller, Executor
HENRY F. (ERIC) SCHILLER, Executor

STATE OF TENNESSEE )
COUNTY OF Williamson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HENRY F. (ERIC) SCHILLER with whom I am personally acquainted, who supplied Letters of Administration evidencing he is the duly appointed Personal Representative for the Estate of MARY D. SCHILLER by the Probate Court for Davidson County, Tennessee, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 20 day of July, 2011.

Ashley B. Lawson
Notary Public
My Commission Expires:

ASHLEY B. LAWSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES FEBRUARY 19, 2013

## IN THE CHANCERY COURT FOR WILLIAMSON COUNTY, TENNESSEE

IN THE MATTER OF THE ESTATE OF
Mary D. Schiller DECEASED
Resident of Williamson County, Tennessee

NO. P5869

PROBATE

Address: 1370 Moran Road, Franklin, TN 37069

Date of Death:August 23, 2010

Executor(s):Henry F. (Eric) Schiller

# LETTERS TESTAMENTARY

It appearing to the Chancery Court that the above-named deceased person has made a Last Will and Testament appointing the above-named Executor(s) to the same, which Will has been exhibited in this Court and proved and admitted to probate according the laws of the State of Tennessee, and the Executor(s) having qualified according to law;

THESE LETTERS THEREFORE ARE ISSUED to the above-named Executor(s), being now empowered to enter upon the execution of said will and to administer this estate as required by law.

In witness whereof, I have issued these Letters Testamentary, this the 2 day of November, 2010.

ELAINE B. BEELER, CLERK AND MASTER
By Paulette Maxwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I do solemnly swear that I will honestly and faithfully discharge the duties required by law as Executor of the estate of the above-named deceased person, to the best of my knowledge and ability. So help me God.

/s/ Henry F. (Eric) Schiller
see attached oath

_____ _____

Subscribed and sworn to before me, this the _____ day of November, 2010

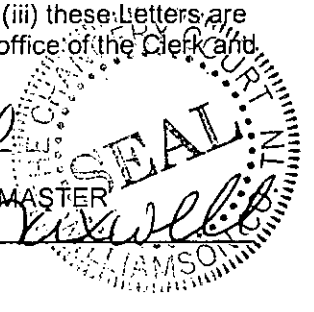
ELAINE B. BEELER, CLERK AND MASTER
By_____

## CERTIFICATE

I, Clerk and Master of this Court, certify that: (i) this is a Court of Records; (ii) the above is a true, full, and correct copy of the Letters Testamentary issued by this Court in this estate; (iii) these Letters are still in full force and effect as of this date; and (iv) these Letters appear on file in the office of the Clerk and Master for Williamson County, Tennessee.

Witness my hand and seal, this the 2nd day of Nov, 2010

ELAINE B. BEELER, CLERK AND MASTER
By Paulette Maxwell



FILED
WILLIAMSON COUNTY
CLERK & MASTER
2010 NOV -2 PM 2:34

**IN THE PROBATE COURT FOR WILLIAMSON COUNTY, TENNESSEE**

| | | |
|---|---|---|
| **IN RE:** | ) | |
| | ) | |
| **The Estate of** | ) | **Docket No.:** P-56167 ENTERED |
| **MARY D. SCHILLER,** | ) | |
| **Deceased.** | ) | |

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## PERSONAL REPRESENTATIVE OATH

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STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

I, HENRY F. (ERIC) SCHILLER, JR. do solemnly swear or affirm that I will honestly and faithfully perform the duties as Personal Representative in the above-referenced estate to the best of my ability and knowledge,

SO HELP ME GOD.

Respectfully submitted,

Henry F. Schiller Jr.
HENRY F. SCHILLER, JR.

Sworn to and subscribed before me this
20 day of October, 2010.

Ashley B. Lawson
Clerk & Master / Deputy Clerk

ASHLEY B. LAWSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
FEBRUARY 19, 2013

EXHIBIT A
Real Property Description

Being a tract of land in the First Civil District of Davidson County, Tennessee, being part of Lot Nos. 1 and 2 of Burns Industrial Subdivision as of record in Plat Book 3600, Page 73, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the southerly margin of Tredco Drive, said point being the common corner of Lot Nos. 2 and 3; thence with said margin South 88 degrees 03 minutes East 178.3 feet to an iron pin; thence, with a curve to the right 47.35 feet to an iron pin in the westerly margin of Foster Avenue, said curve having a radius of 30.00 feet, a central angle of 90 degrees 26 minutes and a tangent distance of 30.23 feet; thence with said margin of Foster Avenue South 2 degrees 23 minutes West 238.1 feet to an iron pin; thence, leaving said margin with a fence North 88 degrees 03 minutes West 206.2 feet to a concrete monument; thence, with the line between said Lot Nos. 2 and 3 North 1 degree 53 minutes East 268.4 feet to the point of beginning. Containing 55,459 square feet or 1.27 acres, more or less.

Being the same property conveyed to Hetzel Family Partners, a Tennessee general partnership, by deed from Second Street Realty Company, a Tennessee corporation, of record in Book 9138, Page 682, Register's Office for Davidson County, Tennessee. The said Hetzel Family Partners and Hetzel Family, LLC, a Tennessee limited liability company, are one and the same according to the Articles of Conversion filed with the Tennessee Secretary of State on May 25, 2005 and recorded in Instrument Number _____, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

1. City and/or County Taxes for the year 2008 and subsequent years; A lien, not yet due or payable.

2. Subject to all matters shown on the Plan of Burns Industrial Subdivision of record in Plat Book 3600, Page 73, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer and storm Drainage Easement of record in Book 4799, Page 222, Register's Office for Davidson County, Tennessee.

4. Easement for Storm Drainage of record in Book 4006, Page 55, Register's Office for Davidson County, Tennessee.

5. Subject to the terms and provisions of any unrecorded lease agreements and the rights of tenants in possession thereunder.

**ALSO BEING ALTERNATIVELY DESCRIBED BY THE FOLLOWING AS RECORDED IN INSTRUMENT NO. 20080722-0075074, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE:**

Being a tract of land located in the southwesterly corner of the intersection of Tredco Drive and Foster Avenue in the 16th Councilmanic District of Nashville and Davidson County, TN; and being more particularly described as follows:

Beginning at an iron pin located on the southerly right of way margin of Tredco Drive (60' R.O.W.) said iron rod marks the common corner on said road of Lot 3 and Lot 2 of Burns Industrial Subdivision of record in Plat Book 3600, Page 73, R.O.D.C., TN;

Thence, following the southerly right of way margin of Tredco Drive South 88°03'00" East, 178.56 to an iron pin;

Thence, with a curve to the right having a radius of 30.00 feet, a central angle of 90°26'00", a length of 47.36 feet and a chord of south 42°50'00" East, 42.59 feet to an iron pin located on the westerly right of way margin of Foster Avenue (60' R.O.W.);

Thence, following said westerly right of way margin south 02°23'00" West, 238.22 feet to an iron pin marking the northeasterly corner of the Howard Baer, Inc. property as recorded in Deed Book 10041, Page 861 R.O.D.C., TN;

Thence, following the northerly boundary of said Howard Baer, Inc. property North 88°03'50" West, 206.40 feet to an iron pin marking the southeasterly corner of the aforementioned Lot 3, the Carl Pace, et ux property of record in Deed Book 4209, Page 902, R.O.D.C., TN;

Thence, following the easterly boundary of the Carl Pace, et ux property North 01°52'25" East, 268.49 feet to the point of beginning.

Tract contains 1.27 acres or 55,529.9 square feet more or less.

Being the same property conveyed to Hetzel Family Partners, a Tennessee general partnership, by deed from Second Street Realty Company, a Tennessee corporation, of record in Book 9138, Page 682, Register's Office for Davidson County, Tennessee. The said Hetzel Family Partners and Hetzel Family, LLC, a Tennessee limited liability company, are one and the same according to the Articles of Conversion filed with the Tennessee Secretary of State on May 25, 2005 and recorded in Instrument Number _____, Register's Office for Davidson County, Tennessee.