BILL GARRETT, Davidson County
Trans:T20120006648 DEEDQC
Recvd: 01/27/12 13:31 3 pgs
Fees:17.00 Taxes:0.00
20120127-0007882

This Instrument Prepared By:
L. Glenn Worley
CAMERON WORLEY, P.C.
112 Westwood Place, Suite 240
Brentwood, Tennessee 37027

Address of Owner:
Charles Michael Lepley
8705 Sawyer Brown Road
Nashville, TN 37221

Send Tax Bills To:
Same

Map-Parcel Numbers:
Map 142-13-C
Parcel 64

FIDUCIARY QUITCLAIM DEED

WHEREAS, Dorothy R. Lepley died on December 12, 2010, leaving a Last Will and Testament dated August 16, 2006; and

WHEREAS, said Will was admitted to probate on January 12, 2011 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 11P-057; and

WHEREAS, Charles Michael Lepley and R. Elaine Brown were appointed Co-Executors of the Estate of Dorothy R. Lepley; and

WHEREAS, the Co-Executors were duly qualified, all debts of the decedent have been paid and no estate and inheritance taxes are owed; and

WHEREAS, the Co-Executors desire to transfer the property referenced herein in accordance with the Last Will and Testament of Dorothy R. Lepley to Charles Michael Lepley.

NOW, THEREFORE, in accordance with the provisions of the Last Will and Testament of Dorothy R. Lepley and for no other consideration, we, Charles Michael Lepley and R. Elaine Brown, Co-Executors, by these presents hereby quitclaim and convey unto Charles Michael Lepley, his heirs and assigns, all right, title and interest in the following described tract or parcel of land in Davidson County, Tennessee:

> Unit No. 8705, together with the carport designated No. 8705-C, in River Plantation, Section Eleven, Phase One (I), a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Eleven, Phase I, Condominium Apartments, recorded in Book 9700, page 481, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, page 661, said Register's Office for Davidson County, Tennessee, to which reference is hereby made. The

easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Eleven, Phase One (I), Condominium Apartments, contained in the Master Deed and By-laws appended thereto, recorded in Book 10628, page 661, et seq., Register's Office for Davidson County, Tennessee, as applied to Section Eleven, Phase IA, by annexation document of record in Book 11029, page 592, and Plat Book 9700, page 694, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7389, page 924, Plat in Book 7900, pages 745, et seq., as re-recorded in Book 7900, page 945, Register's Office for said County.

BEING the same property conveyed to Dorothy R. Lepley by Quitclaim Deed from Dorothy R. Lepley, Trustee of the Charles G. and Dorothy R. Lepley Revocable Living Trust dated August 20, 1996, of record as Instrument No. 20061214-0154505, Register's Office for Davidson County, Tennessee.

This is improved property known as 8705 Sawyer Brown Road, Nashville, Tennessee 37221.

By signing this deed, the Co-Executors release any right they may have to recover this property in the event of the subsequent insolvency of this estate.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and/or all instruments of record in the Register's Office of this county affecting this property.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands on this the 24th day of January, 2012.

ESTATE OF DOROTHY R. LEPLEY

By: Charles Michael Lepley, Co-Executor
Charles Michael Lepley, Co-Executor

By: R. Elaine Brown - Co-Executor
R. Elaine Brown, Co-Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Terri F. Painter, a Notary Public of said state and county aforesaid, personally appeared **Charles Michael Lepley**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be a Co-Executor of the Estate of Dorothy R. Lepley, the within named bargainor, and that he as such Co-Executor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, at office in Nashville, Tennessee, this 19th day of January, 2012.

Terri Painter
NOTARY PUBLIC

My Commission Expires: 8/20/2013

TERRI F. PAINTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Terri F. Painter, a Notary Public of said state and county aforesaid, personally appeared **R. Elaine Brown**, 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 Co-Executor of the Estate of Dorothy R. Lepley, the within named bargainor, and that she as such Co-Executor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, at office in Nashville, Tennessee, this 24th day of January, 2012.

TERRI F. PAINTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Terri Painter
NOTARY PUBLIC

My Commission Expires: 8/20/2013

PURSUANT TO T.C.A.§67-4-409(a)(3)(D), THIS DEED EVIDENCES THE DISTRIBUTION OF THE SUBJECT PROPERTY TO A BENEFICIARY OF AN ESTATE AND IS EXEMPT FROM TAXATION. PURSUANT TO T.C.A. §67-4-409(a)(5), NO VALUATION OATH IS REQUIRED.