QUITCLAIM DEED

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF April, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

G-VRES-12-2301

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dennis McGrath (NAME)	Pinnacle National Bank (NAME)	
2301 Shadow Lane (ADDRESS)	150 3rd Ave South, Suite 900 (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37201 (CITY) (STATE) (ZIP)	73-5-115.00

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I GAY TIMON, INDIVIDUALLY AND GAY TIMON, TRUSTEE OF THE NELLIE E. WILES IRREVOCABLE TRUST HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO DENNIS MCGRATH , HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 1, RIVERWOOD HEIGHTS SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1835, PAGE 42, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM NELLIE ELIZABETH WILES, GAY TIMON, TRUSTEE, AND ROY MICHAEL JOHNSTON, TRUSTEE TO NELLIE E. WILES IRREVOCABLE TRUST AS RECORDED ON THE 6TH DAY OF MARCH, 2008 IN INSTRUMENT NO. 20080306-0022378 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

NELLIE E. WILES WAS THE GRANTOR OF THE NELLIE E. WILES IRREVOCABLE TRUST. GAY TIMON AND LAWRENCE TIMON WERE THE TRUSTEES AND WERE AUTHORIZED TO ACT SINGULARLY. SAID LAWRENCE TIMON HAVING SINCE DIED MAY 19, 2006. THE NELLIE E. WILES IRREVOCABLE TRUST CONTAINED A PROVISION THAT THE TRUST WOULD CONTINUE FOR THE LIFETIME OF THE GRANTOR, AND UPON THE DEATH OF THE GRANTOR, THE TRUSTEE(S) WERE DIRECTED TO PAY FROM THE TRUST ASSETS ALL OF THE SAME INTO THE HANDS OF THE ESTATE OF THE GRANTOR. NELLIE E. WILES DIED ON JUNE 21, 2011.

THE LAST WILL AND TESTAMENT OF NELLIE E. WILES WAS ADMITTED TO THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION (DOCKET NO. 11P1164). GAY TIMON WAS APPOINTED AS ADMINISTRATRIX CTA OF SAID ESTATE AND IS THE SOLE NAMED BENEFICIARY IN THE WILL OF NELLIE E. WILES.

GAY TIMON AS TRUSTEE OF THE NELLIE E. WILES IRREVOCABLE TRUST AND SOLE BENEFICIARY OF THE LAST WILL AND TESTAMENT OF NELLIE E. WILES EXECUTES THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING ANY AND ALL INTEREST IN AND TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 1835, PAGE 42 AND BOOK 1583, PAGE 145 AND ALL MATTERS SET FORTH IN THE WARRANTY DEED RECORDED SIMULTANEOUSLY HEREWITH OF RECORD IN INSTRUMENT No. 20120405-0029406 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is
( ) unimproved
(X) improved
property known as 2301 Shadow Lane Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20120025146 DEEDQC
Recvd: 04/05/12 15:07 2 pgs
Fees: 12.00 Taxes: 0.00

20120405-0029407

Witness my/our hand (s) this the 2ND day of April, 2012.

Gay Timon, Individually

The Nellie E. Wiles Irrevocable Trust

Gay Timon, Trustee

STATE OF FLORIDA
COUNTY OF MARTIN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gay Timon, the within named 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, this the 2ND day of April, 2012.

Notary Public

My Commission Expires:

(SEAL)

Notary Public State of Florida
Terri Clark Lunsford
My Commission EE140336
Expires 10/23/2015

STATE OF Tennessee
COUNTY OF Davidson

On this the 3rd day of April, 2012, before me personally appeared Gay Timon, Trustee of the Estate of Nellie E. Wiles, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 2ND day of April, 2012.

Notary Public

My Commission Expires:

(SEAL)

Notary Public State of Florida
Terri Clark Lunsford
My Commission EE140336
Expires 10/23/2015

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212