(1)

QUITCLAIM DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

Craig B Wright
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29th DAY OF May, 2012

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 12-04551 ROLLINS JRV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Robert N. Rollins and Elena X. Rollins	same	14400006200
5940 Hillsboro Pike		
Nashville, TN 37215		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ELENA X. ROLLINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

ROBERT N. ROLLINS AND WIFE ELENA X. ROLLINS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 5940 Hillsboro Pike, Nashville, TN 37215

Witness my hand on this 29th day of May, 2012

Elena X. Rollins

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: Elena X. Rollins and , the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Elena X. Rollins and executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 29 day of May, 2012

Notary Public _____

My Commission Expires: _____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

BILL GARRETT, Davidson County
Trans:T20120041782 DEEDQC
Recvd: 06/06/12 13:47 2 pgs
Fees:12.00 Taxes:0.00

20120606-0049477

EXHIBIT A - LEGAL DESCRIPTION

A tract of land in the 7th Civil District of Davidson County, Tennessee, described according to a copy of a survey made November 5, 1943, by E.R. Southgate, Surveyor as follows:

Tract 1: Beginning at a point in the center line of the Hillsboro Road, which point is North 24-1/4 degrees East 12.57 poles from the center line of Otter Creek Road and being the Northwest corner of a tract of 5.77 acres, which tract is located at the Northeast corner of the Hillsboro Road and Otter Creek Road; thence, along the North line of said 5.77 acre tract, South 68 degrees East 45.6 poles to a stake at the Northeast corner of said 5.77 acre tract, being the corner of Braly and Rowland Properties; thence North 2-1/4 degrees East 13.66 poles; thence North 66 degrees West 45.45 poles to the center line of the Hillsboro Road; thence, with the center line of the same South 24-1/4 degrees West 16.68 poles to the beginning, containing 4.3 acres.

Tract 2: Beginning at an iron pin, the Northeasterly corner of the tract of land conveyed to Elmo W. Brown by Deed from Mattie M. Mays of record in Book 1247, Page 602, said Register's Office; thence South 24 degrees 15 minutes West along the Easterly line of said tract of land 548 feet, more or less, to the center line of Otter Creek Road; thence, with the center line of said road North 33 degrees 30 minutes West 68.2 feet to a point; thence North 24 degrees 15 minutes East 508.9 feet, more or less, to an iron pin in the Northerly line of said tract; thence, South 69 degrees 45 minutes East 57.9 feet to the point of beginning, containing approximately 0.7 acres.

Included in the above-described but expressly excluded therefrom is a tract of land conveyed to David Greene and wife, Alicia Ann Greene, by Deed from Thomas G. Gammache, unmarried, of record in Book 8808, Page 593, said Register's Office, and described as follows:

Beginning at an iron pin comprising the Southernmost corner of the David and Alicia Ann Greene Property; thence N 19 degrees 23 minutes 06 seconds W, a distance of 153.54 feet to a concrete monument; thence N 25 degrees 40 minutes 02 seconds E, a distance of 150.00 feet to an iron pin; thence S 66 degrees 05 minutes E a distance of 104.3 feet to a point; thence S 24 degrees 35 minutes W a distance of 261.00 feet to the point of beginning, containing 0.5 acres, or less.

Being the same property conveyed by Quitclaim Deed from Robert N. Rollins, a married man to Elena X. Rollins as recorded on the 28th day of August, 2009 in Instrument No. 20090828-0080931; Quitclaim Deed from Mary M. Rollins, a married women to Robert N. Rollins, and wife, Elena X. Rollins as recorded on the 28th day of May, 2004 in Instrument No. 20040528-0063141 and Successor Trustee's Deed from Charles S. Sanger, as Successor Trustee to Mary M. Rollins as recorded on the 31st day of May, 1996 in Deed Book 10068, Page 439 in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 7900, Page(s) 455, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).