THIS INSTRUMENT WAS PREPARED BY
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BILL GARRETT, Davidson County
Trans:T20120077511 DEEDQC
Recvd: 10/11/12 15:19 3 pgs
Fees:17.00 Taxes:0.00
20121011-0093409

STATE OF TENNESSEE
COUNTY OF SUMNER
The Actual Consideration or Value, Whichever is Greater For This Transfer is $ - 0 -
Recording not subject to tax pursuant to TCA 67-4-409(4)

Connie E. Dutton
AFFIANT

Subscribed and sworn to before me, this the 19 day of September, 2012.
My Commission Expires 6-18-2013

Rebecca C. Ezell
Notary Public

REBECCA C. EZELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TN

ADDRESS OF NEW OWNER
WNC LLC
1006 Marshall Street
Hendersonville, TN 37075

SEND TAX BILL TO
Owner

MAP-PARCEL-NUMBERS
052-02-0-146.00

QUITCLAIM DEED AND AFFIDAVIT OF HEIRSHIP

KNOW ALL PERSONS by these presents that the undersigned. heirs of Louise Dutton, deceased, specifically, CONNIE E. DUTTON, ROBERT WAYNE DUTTON, and NANCY G. DONALDSON, for adequate consideration, the receipt of which is hereby acknowledged, have bargained and sold and by these presents does remise, release and forever quitclaim unto WNC, LLC, all right, title and interest owned by the undersigned in certain tracts or parcels of improved land in Davidson County, Tennessee, being more particularly described as follows:

BEING lot No. 21 of block "B" on the Revised Map of Rainbow Terrace Subdivision, of record in book 1130, page 85, Register's Office for said County.
Said lot No. 21 fronts 50 feet on the southerly side of Cheryl Avenue, formerly Avondale Avenue and runs back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Robert W. Dutton and wife, Louise Dutton by deed from R.R.Mincy and wife Miriam Mincy, of record in Book 1494, Page 9, said Register's office.

Restrictive covenants of record in book 1380, page 88, Register's Office for Davidson County, Tennessee.

and

Being Lot No. 20, Block "B" on the Map of Rainbow Terrace Subdivision, as of record in Book 843, page 9, Register's Office for said County, and shown on a Revised Map of a part of said Subdivision, made April 27, 1946, by Lewis D. Justice, Surveyor, not of record, to which plan reference is here made for a more complete description.

Being the same property conveyed to Robert W. Dutton and wife, Louise Dutton by deed from R. R. Mincy and wife Miriam Mincy, of record in Book 2438, page 47, said Register's Office.

This quitclaim is made for the express purpose of vesting WNC, LLC with one hundred percent (100%) ownership interest in and to the herein-described property.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

The undersigned grantors, CONNIE E. DUTTON, ROBERT WAYNE DUTTON and NANCY G. DONALDSON, being first duly sworn according to law, declare as follows:

1. Husband, Robert W. Dutton and wife Louise Dutton owned the subject property, as tenants-by-the entirety, as a result of the above-referenced transactions.

2. Robert W. Dutton passed away on May 8, 1968, and the above-described property passed, by operation of law, to Louise Dutton.

3. Louise Dutton passed away, testate, on March 27, 2012, however, there was no necessity to probate her estate.

4. The grantors herein were the only heirs-at-law of Louise Dutton, and the property was devised to them by Louise Dutton, in her Last Will and Testament.

5. Therefore, the title to the property vested in CONNIE E. DUTTON, ROBERT WAYNE DUTTON and NANCY G. DONALDSON upon the death of Louise Dutton, by operation of law.

6. CONNIE E. DUTTON, ROBERT WAYNE DUTTON and NANCY G. DONALDSON, are the only children, born to Robert W. Dutton and Louise Dutton, and they are the only beneficiaries under Louise Dutton's Last Will and Testament.

DATED this 18th day of Oct., 2012.

Connie E. Dutton
CONNIE E. DUTTON

Robert Wayne Dutton
ROBERT WAYNE DUTTON

Nancy G. Donaldson
NANCY G. DONALDSON

STATE OF)
COUNTY OF)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state **CONNIE E. DUTTON**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and, further, who subscribed to such instrument and swore to the matters therein contained before me under oath.

Witness my hand, at Hendersonville, Tennessee, this 19 day of September, 2012.

REBECCA C. LEE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN

Rebecca C. Lee
Notary Public

My Commission Expires: 6-18-2013

STATE OF)
COUNTY OF)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state **ROBERT WAYNE DUTTON**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and, further, who subscribed to such instrument and swore to the matters therein contained before me under oath.

Witness my hand, at Nashville, Tennessee, this 14 day of October, 2012.

Notary Public

My Commission Expires: January 7, 2013

STATE OF)
COUNTY OF)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state **NANCY G. DONALDSON**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and, further, who subscribed to such instrument and swore to the matters therein contained before me under oath.

Witness my hand, at Hermitage, Tennessee, this 25th day of September, 2012.

Notary Public

My Commission Expires: 7-7-2014