BILL GARRETT, Davidson County
Trans:T20120098688 DEEDQC
Recvd: 12/26/12 15:49 14 pgs
Fees:72.00 Taxes:0.00

20121226-0119007

THIS INSTRUMENT PREPARED BY: **JEFFREY MOBLEY, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is NONE. Affiant Subscribed and sworn to before me this 19th day of December, 2012. Notary Public My Commission Expires: MY COMMISSION EXPIRES: March 3, 2015

Address new owner as follows:

The Turney & Jeanne Stevens Family Trust
c/o C. Turney Stevens, Sr., Trustee
1202 Graybar Lane
Nashville, Tennessee 37215

Send Tax Bills to:

SAME

Map-Parcel Numbers:

131-05-0B 319.00 CO
131-05-0B 320.00 CO
131-05-0B 323.00 CO
131-05-0B 324.00 CO
131-05-0B 405.00 CO
131-05-0B 409.00 CO
131-05-0B 410.00 CO
131-05-0B 425.00 CO
131-05-0B 205.00 CO
131-05-0B 209.00 CO
131-05-0B 212.00 CO
114-00-0 201.00
69-16-0 148.00
142-00-0 139.00
145-07-0 32.00
104-01-0 33.00
102-08-0 78.00
131-05-0B 315.00 CO
131-05-0B 317.00 CO

QUITCLAIM DEED

For and in consideration of love and affection as a gift, Jeanne M. Stevens (the "Grantor") hereby remises, releases and quitclaims unto C. Turney Stevens, Sr., C. Turney Stevens, Jr., and Alice Stevens, Trustees of The Turney & Jeanne Stevens Family dated December 20, 2012 (the "Grantee"), and to the Grantee's successors in trust and assigns, with full power to sell or encumber the property without the consent of any beneficiary, all of the Grantor's right, title and interest in and to a certain tracts or parcels of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

New legal description was/were not prepared for this transaction. The legal description(s) is/are the same as the previous instrument(s) of record.

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

[References herein to the singular include the plural, and references to the male gender include the female gender.]

WITNESS my hand this 21st day of December, 2012.

[THE REST OF THIS PAGE INTENTIONALLY LEFT BLANK. SIGNATURE PAGE FOLLOWS.]

Jeanne M. Stevens

Jeanne M. Stevens

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeanne M. Stevens, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 21st day of December, 2012.

My Commission Expires: _____

JEFFREY MOBLEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

_____
Notary Public

EXHIBIT A

Legal Descriptions

131-05-0B 319.00 CO 319 Summit Ridge Circle

Land lying in Davidson County, Tennessee, more particularly described as follows:

Unit No. 319 as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to each of said units, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, page 349, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to C. Turney Stevens, Sr., by deed from CNT 19 Development Company, Ltd., a Tennessee limited partnership, of record in Book 7017, page 856, Register's Office for Davidson County, Tennessee.

Also being part of the same property conveyed to Jeanne M. Stevens by deed from C. Turney Stevens, Sr., of record in Book 10304, Page 399, Register's Office for Davidson County, Tennessee.

This is improved property known as 319 Summit Ridge Circle, Nashville, Tennessee.

131-05-0B 320.00 CO 320 Summit Ridge Circle

Land lying in Davidson County, Tennessee, more particularly described as follows:

Unit No. 320 as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to each of said units, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, page 349, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to C. Turney Stevens, Sr., by deed from CNT 19 Development Company, Ltd., a Tennessee limited partnership, of record in Book 7017, page 856, Register's Office for Davidson County, Tennessee.

Also being part of the same property conveyed to Jeanne M. Stevens by deed from C. Turney Stevens, Sr., of record in Book 10304, Page 399, Register's Office for Davidson County, Tennessee.

This is improved property known as 320 Summit Ridge Circle, Nashville, Tennessee.

131-05-0B 323.00 CO **323 Summit Ridge Circle**

Land lying in Davidson County, Tennessee, more particularly described as follows:

Unit No. 323 as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to each of said units, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, page 349, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to C. Turney Stevens, Sr., by deed from CNT 19 Development Company, Ltd., a Tennessee limited partnership, of record in Book 7017, page 856, Register's Office for Davidson County, Tennessee.

Also being part of the same property conveyed to Jeanne M. Stevens by deed from C. Turney Stevens, Sr., of record in Book 10304, Page 399, Register's Office for Davidson County, Tennessee.

This is improved property known as 323 Summit Ridge Circle, Nashville, Tennessee.

131-05-0B 324.00 CO **324 Summit Ridge Circle**

Land lying in Davidson County, Tennessee, more particularly described as follows:

Unit No. 324 as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to each of said units, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, page 349, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to C. Turney Stevens, Sr., by deed from CNT 19 Development Company, Ltd., a Tennessee limited partnership, of record in Book 7017, page 856, Register's Office for Davidson County, Tennessee.

Also being part of the same property conveyed to Jeanne M. Stevens by deed from C. Turney Stevens, Sr., of record in Book 10304, Page 399, Register's Office for Davidson County, Tennessee.

This is improved property known as 324 Summit Ridge Circle, Nashville, Tennessee.

131-05-0B 405.00 CO **405 Summit Ridge Place**

Land lying in Davidson County, Tennessee, more particularly described as follows:

Unit No. 405 as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to each of said units, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, page 349, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to C. Turney Stevens, Sr., by deed from CNT 19 Development Company, Ltd., a Tennessee limited partnership, of record in Book 7017, page 856, Register's Office for Davidson County, Tennessee.

Also being part of the same property conveyed to Jeanne M. Stevens by deed from C. Turney Stevens, Sr., of record in Book 10304, Page 399, Register's Office for Davidson County, Tennessee.

This is improved property known as 405 Summit Ridge Place, Nashville, Tennessee.

131-05-0B 409.00 CO **409 Summit Ridge Place**

Land lying in Davidson County, Tennessee, more particularly described as follows:

Unit No. 409 as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to each of said units, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, page 349, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to C. Turney Stevens, Sr., by deed from CNT 19 Development Company, Ltd., a Tennessee limited partnership, of record in Book 7017, page 856, Register's Office for Davidson County, Tennessee.

Also being part of the same property conveyed to Jeanne M. Stevens by deed from C. Turney Stevens, Sr., of record in Book 10304, Page 399, Register's Office for Davidson County, Tennessee.

This is improved property known as 409 Summit Ridge Place, Nashville, Tennessee.

131-05-0B 410.00 CO **410 Summit Ridge Place**

Land lying in Davidson County, Tennessee, more particularly described as follows:

Unit No. 410 as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to each of said units, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, page 349, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to C. Turney Stevens, Sr., by deed from CNT 19 Development Company, Ltd., a Tennessee limited partnership, of record in Book 7017, page 856, Register's Office for Davidson County, Tennessee.

Also being part of the same property conveyed to Jeanne M. Stevens by deed from C. Turney Stevens, Sr., of record in Book 10304, Page 399, Register's Office for Davidson County, Tennessee.

This is improved property known as 410 Summit Ridge Place, Nashville, Tennessee.

131-05-0B 425.00 CO **425 Summit Ridge Place**

Land lying in Davidson County, Tennessee, more particularly described as follows:

Unit No. 425 as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to each of said units, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, page 349, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to C. Turney Stevens, Sr., by deed from CNT 19 Development Company, Ltd., a Tennessee limited partnership, of record in Book 7017, page 856, Register's Office for Davidson County, Tennessee.

Also being part of the same property conveyed to Jeanne M. Stevens by deed from C. Turney Stevens, Sr., of record in Book 10304, Page 399, Register's Office for Davidson County, Tennessee.

This is improved property known as 425 Summit Ridge Place, Nashville, Tennessee.

131-05-0B 205.00 CO **205 Summit Ridge Drive**

Land lying in Davidson County, Tennessee, more particularly described as follows:

Unit No. 206 as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to each of said units, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, page 349, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to C. Turney Stevens, Sr., by deed from CNT 19 Development Company, Ltd., a Tennessee limited partnership, of record in Book 7017, page 856, Register's Office for Davidson County, Tennessee.

Also being part of the same property conveyed to Jeanne M. Stevens by deed from C. Turney Stevens, Sr., of record in Book 10304, Page 399, Register's Office for Davidson County, Tennessee.

This is improved property known as 205 Summit Ridge Drive, Nashville, Tennessee.

131-05-0B 209.00 CO **209 Summit Ridge Drive**

Land lying in Davidson County, Tennessee, more particularly described as follows:

Unit No. 209 as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to each of said units, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, page 349, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to C. Turney Stevens, Sr., by deed from CNT 19 Development Company, Ltd., a Tennessee limited partnership, of record in Book 7017, page 856, Register's Office for Davidson County, Tennessee.

Also being part of the same property conveyed to Jeanne M. Stevens by deed from C. Turney Stevens, Sr., of record in Book 10304, Page 399, Register's Office for Davidson County, Tennessee.

This is improved property known as 209 Summit Ridge Drive, Nashville, Tennessee.

131-05-0B 212.00 CO **212 Summit Ridge Drive**

Land lying in Davidson County, Tennessee, more particularly described as follows:

Unit No. 212 as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to each of said units, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, page 349, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to C. Turney Stevens, Sr., by deed from CNT 19 Development Company, Ltd., a Tennessee limited partnership, of record in Book 7017, page 856, Register's Office for Davidson County, Tennessee.

Also being part of the same property conveyed to Jeanne M. Stevens by deed from C. Turney Stevens, Sr., of record in Book 10304, Page 399, Register's Office for Davidson County, Tennessee.

This is improved property known as 212 Summit Ridge Drive, Nashville, Tennessee.

114-00-0 201.00 **Tolbert Road**

Land lying in Davidson County, Tennessee, more particularly described as follows:

Tolbert Road
62 x 100 x IR
North of Tolbert Road
East of Old Hickory Boulevard
Field Book Number 8D 43530
Map and Parcel Number 114-201

Being the same property conveyed to Jeanne M. Stevens by deed from C. Turney Stevens, Sr., of record as Instrument No. 20121221-0117811, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Tolbert Road, Nashville, Tennessee.

69-16-0 148.00 1909 Manchester Ave.

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 49 in Ashtons Subdivision of the L.M. Lewis Farm, in the 13th Civil District of said County, a plan of which subdivision is of record in Book 421, Page 19, Register's Office for Davidson County, Tennessee.

Said Lot 49 fronts 100 feet on the westerly side of Manchester Avenue and extends back between parallel lines 200 feet to a dead line between Lots 35 and 49 of said plan, being 100 feet wide in the rear.

Being the same property conveyed to Jeanne M. Stevens by deed from C. Turney Stevens, Sr., of record as Instrument No. 20121221-0117811, Register's Office for Davidson County, Tennessee.

This is improved property known as 1909 Manchester Ave., Nashville, Tennessee.

142-00-0 139.00 Hicks Rd.

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being in the 9th Civil District of said County, on the westerly side of the Hicks Road, being a portion of a tract of land of record in Book 2150, Page 575, Register's Office for said County, and described from Corner A to Corner L by survey of S. H. Hutchison, dated July 5, 1966, and other lines drawn from deed, as follows:

Beginning at an iron stake, G. Mosley's northwest corner; thence with Mosley's west line, south 10 degrees west 210 feet to an iron stake in Morley's north line, Mosley's southwest corner; thence with Morley's north line, south 88 degrees west striking J. Hazes north line at 193 feet, in all 500 feet, more or less to a 7 inch hackberry tree in the Hazes's line, Sugar tree pointer; thence a new line as follows: north 1 degree 30 minutes east 162.5 feet to a center of an elm tree; north 11 degrees 30 minutes east 101 feet to the center of a sugar tree, Sugar tree pointer; north 28 degrees 15 minutes east 163 feet to a small sugar tree, large Elm pointer; north 39 degrees 10 minutes east 153 feet to an iron stake in an old Farm road, two Sugar trees as pointers; thence with said old road, as follows: north 65 degrees 30 minutes east 177 feet to an iron stake, Sassafras pointer; north 83 degrees 30 minutes east 120 feet to an iron stake, Small Elm pointer; north 74 degrees 30 minutes east 180 feet to a point in the Hicks Road, stake in line on westerly margin of road; thence with the present Hicks Road, as follows: south 42 degrees east 150 feet; south 10 degrees east 132 feet; south 8 degrees west 165 feet more or less to a point in said road, Guy Mosley's northeast corner; thence leaving the Hicks Road with Mosley's north line, south 87 degrees west 231 feet to the point of beginning, containing 7.26 acres, net more or less, or 7.53 acres gross more or less, including but excluding one-half of the Hicks Road.

This conveyance is made subject to that portion of the premises within the bounds of any road or highways, particularly that portion of the property conveyed to Davidson County for the widening of Hicks Road, set out in instrument of record in Book 2544, Page 373, said Register's Office.

Being the same property conveyed to Jeanne M. Stevens by deed from C. Turney Stevens, Sr., of record as Instrument No. 20121221-0117811, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Hicks Rd., Nashville, Tennessee.

145-07-0 32.00 Granny White Pike

Land lying in Davidson County, Tennessee, more particularly described as follows:

A certain lot situated on Granny White Pike, being 105 x 180 IR, on the west side of Granny White Pike, south of Saxon Drive, and known as Field Book Number FH 480, Map and Parcel 145-7-32.

Being the same property conveyed to Jeanne M. Stevens by deed from C. Turney Stevens, Sr., of record as Instrument No. 20121221-0117811, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Granny White Pike, Nashville, Tennessee.

104-01-0 33.00 266 38th Ave., N.

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Valley View, Section H, of record in Book 2330, Page 103, Register's Office for Davidson County, Tennessee.

Said Lot No. 70 fronts 60 feet on the easterly margin of 38th Avenue North and extends back 120.63 feet on the northerly line and 120.1 feet on the southerly line to a line in the rear measuring 60 feet thereon.

Being the same property conveyed to Jeanne M. Stevens by deed from C. Turney Stevens, Sr., of record as Instrument No. 20121221-0117811, Register's Office for Davidson County, Tennessee.

This is improved property known as 266 38th Ave., N., Nashville, Tennessee.

102-08-0 78.00 6609 Charlotte Pike

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Horton Heights, Section II, as of record in Book 1835, Page 128, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning on the southeasterly margin of the Charlotte Pike at the corner of Lots Nos. 78 and 79; thence with said pike northeastwardly 70 feet to the beginning of a curve; thence around said curve with a radius of 20 feet northeastwardly 31.4 feet to the southwesterly margin of an alley; thence with said alley southeastwardly 218.3 feet; thence south 40 degrees 25 minutes west 90 feet to the corner of Lots Nos. 78 and 79; thence with the line between said two lots northwestwardly 240 feet to the point of beginning.

This conveyance is made subject to restrictive covenants of record in Book 2087, page 566, and amended in Book 2093, Page 49, Register's Office for Davidson County, Tennessee; setback line as shown on Plan of record in Book 1835, page 128, said Register's office; and to easement of 10 feet across frton of property for a water line, of record in Book 2100, page 573, said Register's Office.

Being the same property conveyed to Jeanne M. Stevens by deed from C. Turney Stevens, Sr., of record as Instrument No. 20121221-0117811, Register's Office for Davidson County, Tennessee.

This is improved property known as 6609 Charlotte Pike, Nashville, Tennessee.

131-05-0B 315.00 CO 315 Summit Ridge Circle

Land lying in Davidson County, Tennessee, more particularly described as follows:

Unit No. 315 as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to each of said units, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, page 349, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeanne M. Stevens by deed from C. Turney Stevens, Sr., of record as Instrument No. 20121221-0117811, Register's Office for Davidson County, Tennessee.

This is improved property known as 315 Summit Ridge Circle, Nashville, Tennessee.

131-05-0B 317.00 CO **317 Summit Ridge Circle**

Land lying in Davidson County, Tennessee, more particularly described as follows:

Unit No. 317 as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to each of said units, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, page 349, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeanne M. Stevens by deed from C. Turney Stevens, Sr., of record as Instrument No. 20121221-0117811, Register's Office for Davidson County, Tennessee.

This is improved property known as 317 Summit Ridge Circle, Nashville, Tennessee.