{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{	{	}
{Sunset Development, a	{ New Owner	} Map 104-15-0
{ Tennessee General Partnership	{	} Parcel 237.00
{ P.O. Box 158032	{	}
{ Nashville, TN 37215	{	}
{	{	}
{	{	}

{ This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner }
{ Avenue, Suite 201, Nashville, Tennessee 37205 }

WARRANTY D E E D

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, Sarah Bryan Knight, Successor Trustee of the Margaret F. Bryan Living Trust U/T/D October 26, 2007 and with full power to mortgage, convey or encumber without joinder of any beneficiary, by these presents do hereby quitclaim and convey to Sunset Development, a Tennessee General Partnership, its successors and assigns, all of ITS interest in the tract of land in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of lot No. 5 on the Map of Linden Place, as of record in Book 547, Pages 121 and 122, Register's Office for Davidson County, described according to a survey made by Hal T. Swann, Jr., Surveyor, November 30,1954, as follows:

Beginning on the northerly margin of Sunset Place, formerly Linden Place, at a point 21.5 feet east of the corner of lots Nos. 5 and 6; hence with the northerly margin of said Place, eastwardly 50 feet to an iron pin located 5.7 feet west of the southeast corner of said lot No. 5; thence northwardly 209 feet to an iron pin located 4 feet west of the northeast corner of said lot No. 5; thence westwardly 50 feet to an iron pin located 21 feet east of the corner of lots Nos. 5 and 6; thence southwardly 197 feet to the beginning.

Being a portion of the same property conveyed to Margaret F. Bryan, Trustee of the Margaret F. Bryan Living Trust, established by the Revocable Trust Agreement of Margaret F. Bryan dated October 29, 2007 by Deed from Margaret F. Bryan of record in Instrument No. 20071106-0130905, Register's Office for Davidson County, Tennessee, dated October 26, 2007 and recorded on November, 6, 2007. Upon the death of Margaret F. Bryan on July 10, 2012, Sarah Bryan Knight was designated as Successor Trustee by the Trust Agreement. This conveyance is subject to the following:

1. Taxes for the year 2012 and subsequent years.
2. Plan of record in Book 547, Page 121 ,said Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20130001322 DEEDWARR
Recvd: 01/07/13 08:02 3 pgs
Fees:18.00 Taxes:999.00
20130107-0001520

3. This conveyance is made subject to easement for sewer referred to in deed recorded in Book 1237, Page 347, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 2106 Sunset Place, Nashville, TN 37212

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $270,000.00.
(
(
(
(Subscribed and sworn to before me
(this 28th day of December, 2012.
(
(
(
(My Commission Expires: 5/20/14
(

Affiant

Notary Public

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 26th day of December, 2012.

MARGARET F. BRYAN LIVING TRUST
U/T/D OCTOBER 26, 2007

By: Sarah Bryan Knight TTEE
SARAH BRYAN KNIGHT,
SUCCESSOR TRUSTEE

STATE OF ALABAMA
COUNTY OF SHELBY

Before me Nancy Roberson of the state and county mentioned, personally appeared Sarah Bryan Knight TTEE with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be Successor

Trustee of the Margaret F. Bryan Living Trust U/T/D October 26, 2007and as such Trustee acknowledged that she is authorized to execute the foregoing instrument on behalf of the Margaret F. Bryan Living Trust U/T/D October 26, 2007,the within named bargainor, a trust, and that he/she as such Successor Trustee, executed the forgoing instrument for the purposes therein contained, by signing the name of the Trust by him/herself as Successor Trustee.

Witness my hand and seal, at office in Birmingham AL this 26th day of December, 2012.

Nancy Roberson
Notary Public

My Commission Expires: June 5, 2014

