BILL GARRETT, Davidson County
Trans:T20130004028 DEEDQC
Recvd: 01/15/13 11:08 3 pgs
Fees:17.00 Taxes:0.00
20130115-0004785

This Instrument Prepared by:
DOMINIC J. LEONARDO
Attorney at Law
DUZANE, KOOPERMAN & MONDELLI
603 Woodland Street
Nashville, TN 37206-4211
(615) 259-1214

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

QUITCLAIM DEED FROM THE EXECUTRIX OF THE ESTATE OF JAMES H. VESTER, SR.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Janice Vester 4172 Vester Road Whites Creek, TN 37189	Same	Part of Map 48 Part of Parcel 59

JAMES H. VESTER, SR. died on June 30th, 2012 leaving a Will dated October 29th, 2010. The Will was admitted to probate on August 2nd, 2012 in the Probate Court for Davidson County, Tennessee, Docket No. 12P-1199 The Will named Janice Vester to serve as Executrix and Janice Vester has been appointed as Executrix. The Executrix is duly qualified. All debts of the Decedent have been paid. The inheritance tax clearance has been received, being Account No. 441757726, a copy of which is attached as Exhibit A. The Executrix, by signing this Quit Claim Deed, releases any right the Executrix has to recover this property in the event of the subsequent insolvency of this Estate. Accordingly, Janice Vester, as Executrix of the Estate of James H. Vester, Sr., quit claims to Janice Vester, all right, title and interest in the following described real estate in Davidson County, Tennessee:

> BEGINNING on a ½" pipe (found) being the northwestern corner of the Fernando Salcido property as well as being the northeastern corner of this described parcel; thence going with the said Salcido property S 02 deg. 41' 18" E 711.07 feet to a point; thence leaving Salcido and going with Scott Lynch N 85 deg. 29' 43" W 213.89 feet to a 24" red oak; thence S 51 deg. 09' 42" W 496.89 feet to a 24" red oak; thence N 75 deg. 21' 33" W 1022.95 feet to a point; thence leaving Lynch and going with Donald Freeman and Robert Ladd S 78 deg. 11' 18" W 253.75 feet to a point in the center of an old haul road; thence S 65 deg. 59' 18" W 363.27 feet to a 20" white oak; thence N 02 deg. 02' 50" E 151.63 feet to a point in a marked line, thence N 24 deg. 07' 44" W 508.24 feet to an iron pin (found); thence going with Leroy McCool N 50 deg. 22' 42" E 81.83 feet to a ½" pipe; thence leaving McCool and going with the former James Vester property S 83 deg. 16' 38" E 856.50 feet to a 8" poplar; thence S 67 deg. 44' 50" E 22.12 feet to an iron pin;

thence N 83 deg. 28' 39" E 34.66 feet to a 30" forked maple; thence N 81 deg. 50' 35" E 168.05 feet to a 18" poplar; thence N 80 deg. 38' 04" E 146.02 feet to a point in the drain; thence N 87 deg. 54' 25" E 108.53 feet to a 12" hickory; thence N 78 deg. 44' 37" E 116.35 feet to a ponit in the creek; thence N 86 deg. 39' 36" E 67.15 feet to a 22" maple; thence S 82 deg. 56' 38" E 72.56 feet to a 10" maple; thence N 84 deg. 55' 53" E 219.85 feet to the intersection of a creed an old road bed; thence N 66 deg. 18' 16" E 204.12 feet to a sycamore; thence N 63 deg. 54' 40" E 58.31 feet to an iron pin; thence N 52 deg. 06' 14" E 304.57 feet to the beginning, being calculated 28.29 acres using a portion of a survey by Christopher M. Vick R.L.S. #2164 on 6 April 2010.

NOTE: The following is a description of the center of a 30" ingress/egress and/or public/private easement to be used by the grantee as well as right reserved to be used by the grantor:

Beginning at a point in the center of a gravel driveway being located N 38 deg. 58' 24" W 4.71 feet from a ½" pipe (set) being the point of beginning of the above described parcel, thence generally following the meanders of the existing drive S 46 deg. 13' 40" W 18.30 feet; thence S 21 deg. 00' 38" W 23.40 feet; thence S 07 deg. 09' 31" E 84.94 feet; thence S 34 deg. 25' 41" E 95.29 feet; thence S 05 deg. 10' 24" E 220.10 feet to a point at the end of the existing drive; thence continuing with the center of the easement S 45 deg. 39' 36" W 467.03 feet; thence S 52 deg. 06' 14" W 147.47 feet; thence S 37 deg. 53' 46" E 15.00 feet; thence continuing with the meanders of the 30" easement; thence S 37 deg. 53' 46" E 6.18 feet; thence S 40 deg. 07' 57" W 77.02 feet; thence S 47 deg. 25' 57" W 55.21 feet; thence S 55 deg. 38" 03' W 108.94 feet; thence S 64 deg. 06' 02" W 62.95 feet; thence S 84 deg. 01' 35" W 130.23 feet; thence N 76 deg. 25' 14" W 46.91 feet; thence S 84 deg. 55' 53" W 173.81 feet; thence N 82 deg. 56' 38" W 72.33 feet; thence S 86 deg. 39' 36" W 69.55 feet; thence S 78 deg. 44' 37" W 116.18 feet; thence S 87 deg. 54' 25" W 108.28 feet; thence S 80 deg. 38' 04" W 146.82 feet; thence S 81 deg. 50' 35" W 170.85 feet; thence S 57 deg. 59' 25" W 34.65 feet to the end of the easement as surveyed by Christopher M. Vick R.L.S. #2164 on 20 January 2009.

BEING part of the same property conveyed to James H. Vester, Sr. and Janice Vester, by Quitclaim Deed from James H. Vester, Sr., of record in Instrument No: 20101118-0092448, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 0 Vester Road, Whites Creek, TN 37189.

This conveyance is subject to an Ingress/Egress ROW easement and a 10 foot easement to the overflow of a spring as stated in Deed Book 7822, Page 191, Register's Office for Davidson County, Tennessee, as applies to subject property. This conveyance is subject to any and all easements and minimum building setback lines of record.

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

WITNESS my hand this 25TH day of November, 2012.

JANICE VESTER
Executrix of the Estate of James H. Vester, Sr.

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 Executrix, Janice Vester, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she is the Executrix of the Estate of James H. Vester, Sr., and that as such Executrix, she executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of November, 2012.

NOTARY PUBLIC AT LARGE

My Commission Expires: 5/13/16

JAMES H. GRAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 25 day of November, 2012.

NOTARY PUBLIC

My Commission Expires: 5/13/16

JAMES H. GRAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE