This Instrument Prepared by:
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Attorney at Law
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603 Woodland Street
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BILL GARRETT, Davidson County
Trans:T20130004028 DEEDQC
Recvd: 01/15/13 11:11 3 pgs
Fees:17.00 Taxes:0.00
20130115-0004786

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 296

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:

> BEING a tract of land in the 13th Civil District of Davidson County, Tennessee, and being part of the property in Deed Book 11762, Page 36, Register's Office for Davidson County, Tennessee, and being part of Tax Map 48, Parcel 59 (this portion now known as Tax Map 48, parcel 296) and further described according to a survey by Vick Surveying, LLC, dated August 9th, 2007 as follows:
>
> BEGINNING on a half-inch pipe set being located S 44 degrees 29' 17" W 71.85 feet from a power pole as well as being located approximately 6 feet from the center of a gravel drive; thence going with Billy Hendrixson S 38 degrees 58' 24" E 73 feet to an 8 inch locust fence post; thence S 05 degrees 10' 24" E 368.10 feet to a half-inch pipe set; thence leaving Hendrixson and going with Fernando Salcido S 45 degrees 39' 36" W 475 feet to a half-inch pipe set; thence leaving Salcido and going with the remainder of James H. Vester and Joan McKenna,

now Vester, S 43 degrees 35' 57" W 525.55 feet to a half-inch pipe set; thence continuing with Vester and McKenna, now Vester, N 10 degrees 35' 43" W 571.20 feet to a half-inch pipe set; thence leaving Vester and McKenna, now Vester, and going with John M. Vick N 47 degrees 38' 18" E 700 feet to a half-inch pipe set; thence S 43 degrees 15' 04" E 44 feet to a half-inch pipe set; thence N 46 degrees 09' 23" E 226.10 feet to a half-inch pipe set; thence S 38 degrees 58' 24" E 28 feet to the beginning, being 10.00 acres, more or less, as surveyed by Christopher M. Vick R.L.S. #2164 on August 9, 2007.

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: 20101118-0092447, Register's Office for Davidson County, Tennessee.

This is improved property known as 4172 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

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 25 day of NOVEMBER, 2012.

Kenneth Graves

NOTARY PUBLIC AT LARGE

My Commission Expires: 5/13/16



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 15 day of November, 2012.

NOTARY PUBLIC

My Commission Expires: 5/13/16

