THIS INSTRUMENT PREPARED BY:

HUNTER R. MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444
hunter@howardmobley.com

RODNEY W. WOODARD
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 9/16/2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

William D. Willcutts
Affiant

Subscribed and sworn to before me this 17th day of February, 2013.

Rodney W. Woodard
Notary Public

My Commission Expires: 09-16-2013

This transfer is exempt from real estate transfer tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(D).

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel Nos.:
Nine Marks, LLC c/o William D. Willcutts 2025 Lake Drive Loveland, CO 80583	-SAME-	061 00 0 014.00 050 04 0 016.00 061 00 0 013.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that William D. Willcutts, Executor of the Estate of Zola Willcutts Baily, deceased (the "decedent"), who died on November 10, 2012, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the decedent pursuant to the decedent's will that was duly admitted to probate in Davidson County, Tennessee on January 17, 2013, and recorded under

BILL GARRETT, Davidson County
Trans:T20130015523 DEEDQC
Recvd: 02/25/13 12:43 4 pgs
Fees:22.00 Taxes:0.00
20130225-0018593

Docket No. 13P-120 in the Seventh Circuit Court Clerk's Office (Probate Division), hereby releases, remises and quitclaims unto Nine Marks, LLC, a Colorado Limited Liability Company, all of the right, title and interest of the decedent and the decedent's estate in and to 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.

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

WITNESS my hand this 17th day of February, 2013.

William D. Willcutts, Executor

STATE OF Colorado)
COUNTY OF Larimer)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William D. Willcutts, Executor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of February, 2013.

Notary Public

My Commission Expires: 09-16-2013

RODNEY W. WOODARD
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 9/16/2013

EXHIBIT A

Legal Descriptions

Parcel 1: 061 00 0 014.00 292 Broadmoor Drive

Beginning at a point in the Easterly line of the property conveyed to Harrison W. Griggs and wife, Cora L. Griggs 162.71 feet from the southerly margin of Maplewood Lane prior to Ellington Parkway construction; and going Southweasterly (sic) (see note 1) 400 feet more or less to a point; Thence North some 85 degrees West 150 feet to a point; Thence Northeasterly approximately 500 feet to a point; thence South 48 degrees 08' 12" East, 105.95 feet as stated in Deed prepared by State of Tennessee, Department of Transportation, RODC Book 4945, Page 196; thence Southeastwardly 74.9 feet to the point of the beginning.

Being the same property conveyed to Zola Willcutts Baily by deed from Harrison W. Griggs and wife, Cora L. Griggs, on February 20, 1978, of record in Book 5257, Page 82, Register's Office for Davidson County, Tennessee.

Note 1: The directional call in Griggs Deed is S 5 ¾ degrees West, but the State of Tennessee in 1975 shows the direction to be S 9 degrees 54' 33" W.

This is unimproved property known as 292 Broadmoor Drive, Nashville, Tennessee.

Parcel 2: 050 04 0 016.00 3565 Dickerson Pike

Being Lot No. 54 on the Map of Due West Valley Acres, not of record, in the 11th Civil District of said County, and described according to a copy of a survey thereof made by H.R. Swann, Jr., Surveyor, dated April 20, 1947 as follows:

Said Lot 54 fronts 104.15 feet on the easterly side of Dickerson Pike and runs back between lines 272.7 feet on the southerly line and 197.55 feet on the northerly line, along the southerly margin of Due West Avenue, to the west line of Lot 55, measuring 60.98 feet thereon.

Being the same property conveyed to H.D. Willcutts, Jr., and wife, Zola Abner Willcutts, by deed from Ernest E. Page and wife, Enid Yeiser Page, on November 17, 1954, of record in Book 2333, Page 543, Register's Office for Davidson County, Tennessee.

An unrecorded survey by Geo. W. Watkins, Surveyor, dated July 18, 1951, shows the east line of the land hereinafter described, and a bridge at the southeast corner of the lot, to be a join driveway for the joint use of this lot and of Lots 53 and 55.

H.D. Willcutts, Jr., died on 2-22-1967.

Zola Abner Willcutts and Zola Willcutts Baily are one and the same person.

This is improved property known as 3565 Dickerson Pike, Nashville, Tennessee.

Parcel 3: 061 00 0 013.00 288 Broadmoor Drive

Land in the 12th, formerly the 17th, Civil District of Davidson County, Tennessee, being part of a tract of land known as Maplewood, described according to surveys made by Erle Drake, County Surveyor, January 6 and 14, 1921, as follows:

Beginning in the center of Maplewood Lane at the northwest corner of the property conveyed to Harrison W. Griggs and wife, by deed from Charles Phillips and wife, of record in Book 2436, Page 57, Register's Office for said County; thence with the center of said Land, north 85 degrees west 35 feet; thence north 3 ½ degrees east 452 feet; thence north 85 ½ degrees west 728 feet; thence leaving said Lane, south 3 ½ degrees west 348 feet to the corner of a fence; thence south 5—3/4 degrees west 690 feet to a stone; thence south 85 degrees east 767 feet to the southwest corner of said Griggs property; thence with said Griggs westerly line, north 5—3/4 degrees east 596 feet to the beginning.

Being the same property conveyed to Harrison D. Willcutts, Jr., and wife, Zola A. Willcutts, by deed from Gladys Phillips, on November 5, 1958, of record in Book 2813, Page 262, Register's Office for Davidson County, Tennessee.

Harrison D. Willcutts, Jr., died on 2-22-1967.

Zola A. Willcutts and Zola Willcutts Baily are one and the same person.

This is improved property known as 288 Broadmoor Drive, Nashville, Tennessee.