This instrument prepared by:
Martha Brooke Perry, Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey Street, P.O. Box 82
Ashland City, TN 37015

FROM: Mildred Monette
TO: Brenda Montgomery, Kenneth David Phillips, Mary Dianne Veach, and Amy Paulette Hurry

Address: 5304 Old Hickory Blvd.
Nashville, TN 37218

MAP/PARCEL:
05700002700 and 05700011300

SEND TAX BILLS TO: SAME

QUITCLAIM DEED

For no monetary consideration but in consideration of the settlement of the Estate of Harold Glenn Phillips, Jr., I, **Mildred Monette**, Grantor herein, do hereby quitclaim unto **Brenda Montgomery, Kenneth David Phillips, Mary Dianne Veach, and Amy Paulette Hurry,** Grantees herein, their heirs, successors, and assigns, all of my right, title, and interest in and to the following described property:

A tract of land in the 13th Civil District, formerly 25th Civil District of Davidson County, Tennessee, beginning at an iron pin set at the northeast corner of a 5.00 acre, more or less, tract conveyed to David B. Reeder and John Norman Richardson by deed recorded as Instrument No. 20030722-0102663 in the Register's Office of Davidson County, Tennessee; thence, leaving Reeder and Richardson north 61 deg. 29' 39" east 91.44 feet to an elm tree; thence, north 21 deg. 29' 39" east 350.00 feet to a stake; thence north 02 deg. 59' 39" east 830.00 feet to a point; thence, north 68 deg. 14' 20" east 49.50 feet to a pin oak and sourwood; thence, north 52 deg. 59' 39" east 404.25 feet to an elm tree; thence, north 83 deg. 29' 39" east 396.00 feet to an ash stump; thence, south 75 deg. 30' 21" east 273.90 feet to a hickory tree; thence, south 44 deg. 00' 21" east 270.60 feet to two small hickories; thence, south 74 deg. 00' 21" east 528.00 feet to a cedar tree and elm tree; thence, south 02 deg. 30' 21" east 450.78 feet to an elm tree; thence, south 27 deg. 44' 29" west 409.20 feet to a stone and three hickory pointers on a high ridge; thence, south 71 deg. 29' 39"west 878.62 feet to a point; thence, south 64 deg. 29' 39" west 165.00 feet to a point; thence, south 73 deg. 59' 39" west 297.00 feet to a point; thence, south 50 deg. 59' 39" west 144.38 feet to a point; thence, south 86 deg. 59' 39" west 92.40 feet to a point; thence, south 71 deg. 08' 22" west 282.14 feet to a point; thence, south 79 deg. 09' 25" west 80.64 feet to an iron pin at the southeast corner of said Reeder and Richardson; thence, with Reeder and Richardson's east line north 02 deg. 18' 21" east 350.67 feet to the point of beginning, and containing 54.1 acres, more or less.

Also included herewith is the Easement of record at INSTRUMENT NO. 20040426-0046843, Register's Office of Cheatham County, Tennessee.

And being the same property conveyed to Harold Glenn Phillips, Jr. by deed of record at Instrument No. 20010413-0041326, Register's Office of Davidson County, Tennessee. Harold Glenn Phillips, Jr. subsequently died on April 11, 2009, intestate, survived by his siblings, Mildred Monette, Brenda Montgomery, Kenneth David Phillips, Mary Dianne Veach, and Amy Paulette Hurry, being his sole heirs at law, as further set forth of record in Probate File 10P-181, Office of the Davidson County Probate Clerk.

This is not the marital property of the Grantor.

BILL GARRETT, Davidson County
Trans:T20130016631 DEEDQC
Recvd: 02/28/13 11:52 2 pgs
Fees:13.00 Taxes:68.45
20130228-0020033

This conveyance is made subject to such liens, encumbrances, restrictions, or other matters as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand this the 20 day of February, 2013.

x Mildred Monette
MILDRED MONETTE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, MILDRED MONETTE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS MY hand, at office this the 20 day of February, 2013.

David B. Lyons
NOTARY PUBLIC

DAVID B. LYONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/6/13

STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration given for this transfer is $18,500.00

x Mildred Monette
Grantee/Affiant

SWORN to and subscribed before me
this the 20 day of February, 2013.

David B. Lyons
NOTARY PUBLIC

DAVID B. LYONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 5/6/13