THIS INSTRUMENT PREPARED BY:
Robert W. Rutherford, Attorney
1312 Sixth Avenue North
Nashville, TN 37208

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL
Rutherford Family LLC	SAME	MAP/PAR: 05800020300
P.O. Box 611	SAME	
Ashland City, TN 37015	SAME	

QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BILL GARRETT, Davidson County
Trans:T20130017036 DEEDQC
Recvd: 03/01/13 09:38 2 pgs
Fees:12.00 Taxes:0.00
20130301-0020548

The actual consideration or value, whichever is greater for this transfer is $ -0-.

Edwin Ruthven Rutherford III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this 26th day of February, 2013.

Betty J. Harrell
NOTARY PUBLIC

My commission expires: 10/28/2015

BETTY J. HARRELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF CHEATHAM

KNOW ALL MEN BY THESE PRESENTS:

THAT FOR NO MONETARY CONSIDERATION, WE, Edwin Ruthven Rutherford, III, Ann Rutherford Reed and Jean Rutherford Lee, for the express purpose of making a re-conveyance, have this day bargained and sold and by these presents do hereby transfer and convey all of our right, title, interest, claim, or lien to the Rutherford Family LLC certain real property or parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as follows:

Land in Davidson County, Tennessee, being described according to a survey by Jim McAleer-Surveyor No. 1133, dated 2/25/91, as follows:

Beginning at a point in the centerline of Eatons Creek, said point being Elsie Carrington's northwesterly corner, of record in Book 1148, page 537, said Register's Office; thence with the centerline of said creek N07°51'30" W, 121.45 feet to a point; thence leaving said creek and with the southerly margin of Proposed Briley Parkway (State Route 155) the following calls; N68°39'57"E, passing an iron pin at 50.00 feet in all a total distance of 278.19 feet to a point; N57°23'23"E, 202.24 feet to a point; N73°45"33"E, 259.30 feet to a point; N62°53'59"E, 154.58 feet to a point; N54°20'21"E, 464.04 feet to a point; N61°58'18"E, 257.41 feet to a point; N59°12'35"E, 201.18 feet to a point; N44°42'50"E, 253.67 feet to a point; N70°57'44"E, 377.05 feet to a point; N67°00'10"E, 120.95 feet to an iron pin in the westerly line of Gloria Luttrell, et al, of record in Book 4200, page 983; thence with said westerly line S18°30'40"E, 94.66 feet to an iron pin; thence S05°04'53"W, 1,481.99 feet to an iron pin in Enchanted Hills Associates northerly line, of record in Book 7359, page 474, said Register's Office; thence with said northerly line and the northerly line of Elsie Carrington N85°06'01"W, 1,013.13 feet to an iron pin; thence N84°58'41"W, passing an iron pin at 1,073.17 feet, in all a total distance of 1,122.00 feet to the point of beginning, containing 40.11 acres, more or less.

Being the same property conveyed to Ann Rutherford Reed, Jean Rutherford Lee, and Edwin Ruthven Rutherford, III by Executor Deed from Edwin Ruthven Rutherford, III, Executor of the Estate of Edwin R. Rutherford, Sr., of record in Instrument Number 20130130=0009468, Register's Office of Davidson County, Tennessee.

This is (improved-unimproved) property known as **4456 Eatons Creek Road., Nashville, Tennessee 37218**

This conveyance is further subject to 1) all applicable zoning ordinances, 2) utility, sewer, drainage and other easements of record, 3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 4) building restrictions and, 5) other matters of public record.

AND WE DO COVENANT with the GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good and lawful right to convey it, and that same is free, clear and unencumbered.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the sand GRANTEES, its heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS this 28th day of February, 2013

Edwin Ruthven Rutherford, III

Ann Rutherford Reed

Jean Rutherford Lee

STATE OF TENNESSEE)
COUNTY OF Cheatham

Personally appeared before me, a Notary Public, in and for said County and State, Edwin Ruthven Rutherford, III, the within bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 28th day of February 2013

NOTARY PUBLIC

My commission expires: 10/28/2015

BETTY JO HARRELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

****

STATE OF TENNESSEE)
COUNTY OF Cheatham

Personally appeared before me, a Notary Public, in and for said County and State, Ann Rutherford Reed, the within bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 28th day of February, 2013

NOTARY PUBLIC

My commission expires: 10/28/2015

BETTY JO HARRELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

****

STATE OF TENNESSEE)
COUNTY OF Cheatham

Personally appeared before me, a Notary Public, in and for said County and State, Jean Rutherford Lee, the within bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 28th day of February, 2013

NOTARY PUBLIC

My commission expires: 10/28/2015

BETTY JO HARRELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM