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: 58
P.O. Box 611	SAME	PAR: 191
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
20130301-0020551

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 28th day of February, 2013.

Betty Jo Harrell
NOTARY PUBLIC
My commission expires: 10/28/2015

BETTY JO 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, to wit:

Being a Parcel of Land in the First Civil District of Nashville, Davidson County, Tennessee bounded on the West by the Easterly Margin of Eaton's Creek Road, Bounded on the North by the Roger C. Brown Property, as Recorded in Deed Book 9969, Page 639 Register's Office of Davidson Cou7nty, TN, Bounded on the East by the Elsie Carrington Property as Recorded in Deed Book 1148, Page 537, Register's Office of Davidson County, Tennessee, Bounded on the South by the Eaton's Creek Road Estate Investors Fund, LLC Property, as recorded in Deed Book 10996, Page 941, Register's Office of Davidson County, TN, and Being more particularly described as follows:

Beginning at an Iron Pin in the Easterly Margin of Eatons Creek Road, Said point being the Northwesterly corner of the Property Described herein:

Thence, a Common Line with the Roger C. Brown Property, as recorded in Deed Book 9969, Page 639, Register's Office of Davidson County, TN, South 83 Degrees 29' 41" East 54.94 Feet;

Thence, a Common Line with the Elsie Carrington Property, as recorded in Deed Book 1148, Page 537 Register's Office of Davidson County, TN, South 06 Degrees 28'04" East, 142.38 feet;

Thence, a Common Line with the Eaton's Creek Road Estate Investors Fund, LLC Property, as recorded in Deed Book 10996, Page 941, Register's Office of Davidson County, TN, North 84 Degrees 25'45" West, 46.94 feet to a point in the Easterly Margin of Eatons Creek Road;

Thence, with said margin, North 09 Degrees 28'51" West, 145.12 Feet to th Point of Beginning.

Containing 0.163. acres mor 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 20130130-0009469, Register's Office of Davidson County, Tennessee.

This is (improved-unimproved) property known as **4459 Eaton's Creek Road, Nashville, TN 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 GRANTEE, 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: 10/28/2013

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: 10/28/2013

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: 10/28/2013

BETTY JO HARRELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM