NAME AND ADDRESS OF NEW OWNER:
H.G. Hill Realty Company, LLC
3011 Armory Drive, Suite 130
Nashville, Tennessee 37204

SEND TAX NOTICES TO:
Owner

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37

Map/Parcel: 09216018900

BILL GARRETT, Davidson County
Trans:T20130035680 DEEDQC
Recvd: 04/30/13 15:19 3 pgs
Fees:17.00 Taxes:0.00
20130430-0043196

QUITCLAIM DEED

This instrument made and entered into on this the 24th day of April, 2013, by and between **George Howse White** and **Pinnacle Bank** (f/k/a Pinnacle National Bank), **Co-Executors for the Estate of Susan Boardman Ridley** (f/k/a Susan Ridley Baer) **and Co-Trustees of the Susan Boardman Ridley Children's Trust and Co-Trustees of the Susan Boardman Ridley Grandchildren's Trust**, Parties of the First Part, and **H.G. Hill Realty Company, LLC**, a Tennessee Limited Liability Company, Party of the Second Part.

WITNESSETH:

That FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid, receipt of which is hereby acknowledged, the Parties of the First Part convey and quitclaim unto the Party of the Second Part, all of their right, title and interest in and to a certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Beginning at an pk nail set in the southeasterly right-of-way line of Broadway, at a corner common with the property of Tumbleweed Partners, L.L.C., as of record in Deed Book 11004, Page 425, at the Register's Office for Davidson County, Tennessee, said pk nail set being located N-42°22'49"-E 60.00 feet from the northeasterly corner of the property of H.G. Hill Realty Company, as of record in Deed Book 1195, Page 24, at the Register's Office for Davidson County, Tennessee; thence with the northeasterly right-of-way line of Broadway, N-42°22'49"-E, 100.00 feet to a pk nail set at a corner common with the property of Nelson Palacios, as of record in Deed Book 10578, Page 459, at the Register's Office for Davidson County, Tennessee; thence leaving the southeasterly right-of-way line of Broadway with the southwesterly property line of Nelson Palacios, S-44°55'48"-E, 115.79 feet to an iron rod set in the northwesterly right-of-way line of Division Street; thence with the northwesterly right-of-way line of Division Street, S-55°41'54"-W, 101.63 feet to a pk nail set, at a corner common with the property of Tumbleweed Partners, L.L.C.; thence leaving the northwesterly right-of-way line of Division Street, with the northeasterly property line of Tumbleweed Partners, L.L.C., N-44°55'48"-W, 92.35 feet to the POINT OF BEGINNING. Containing 10,396 square feet or 0.239 acres more or less, according to survey of Cherry Land Surveying, Inc., RLS No. 1512 dated April 9, 2013.

Being the same property conveyed to Susan Ridley Baer by deed from William David Harrison and wife, Sheila Ann Harrison, appearing of record in Book 5188, page 643, of said Register's Office. Susan Ridley Baer was later divorced on April 7, 1978, in Sumner County Circuit Court File No. 6209 and at that time was restored to her maiden name of Susan Boardman Ridley. Susan Boardman Ridley died testate on October 5, 2012. Her Last Will and Testament filed for record in Will Book 53, page 571, County Clerk's Office for Rutherford County names George H. White and Pinnacle National Bank (now Pinnacle Bank) as Co-Executors

of her Estate. By Order entered March 17, 2013, the sale of this property was approved by the County Court and George H. White and Pinnacle Bank (f/k/a Pinnacle National Bank), as Co-Executors, are authorized to execute this deed conveying said property from the Estate of Susan Boardman Ridley to H.G. Hill Realty Company, LLC.

This conveyance is subject to all restrictions, conditions, reservations and covenants of record; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.

This is improved property having an address of 1917 Broadway, Nashville, Tennessee 37203.

IN TESTIMONY WHEREOF, the Parties of the First Part have hereunto set their signatures, on the day and date first above written.

George Howse White

George Howse White, Co-Executor of the Estate of Susan Boardman Ridley and Co-Trustee of the Susan Boardman Ridley Children's Trust and Co-Trustee of the Susan Boardman Ridley's Grandchildren's Trust

Pinnacle Bank (f/k/a Pinnacle National Bank) Co-Executor of the Estate of Susan Boardman Ridley and Co-Trustee of the Susan Boardman Ridley Children's Trust and Co-Trustee of the Susan Boardman Ridley's Grandchildren's Trust

By: Charlotte A. Csabi

Charlotte A. Csabi, Senior Vice President and Trust Advisor of Pinnacle Bank

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 24th day of April, 2013, before me personally appeared George Howse White, Co-Executor of the Estate of Susan Boardman Ridley and Co-Trustee of the Susan Boardman Ridley Children's Trust and Co-Trustee of the Susan Boardman Ridley's Grandchildren's Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on this 24th day of April, 2013.

Notary Public

My commission expires: 2/22/2015

CHRISTOPHER ... STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 02/22/2015

MR-13104

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, of the state and county aforesaid, personally appeared Charlotte A. Csabi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself to be Senior Vice President and Trust Advisor of Pinnacle Bank, Co-Executor of the Estate of Susan Boardman Ridley and Co-Trustee of the Susan Boardman Ridley Children's Trust and Co-Trustee of the Susan Boardman Ridley's Grandchildren's Trust, the within named bargainor, a state-chartered Tennessee Bank, and that she as such Senior Vice President and Trust Advisor of Pinnacle Bank, Co-Executor of the Estate of Susan Boardman Ridley and Co-Trustee of the Susan Boardman Ridley Children's Trust and Co-Trustee of the Susan Boardman Ridley's Grandchildren's Trust, executed the foregoing instrument for the purposes therein contained, by signing the name of the Pinnacle Bank by herself as Senior Vice President and Trust Advisor of Pinnacle Bank, Co-Executor of the Estate of Susan Boardman Ridley and Co-Trustee of the Susan Boardman Ridley Children's Trust and Co-Trustee of the Susan Boardman Ridley's Grandchildren's Trust.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on this 24th day of April, 2013.

Notary Public

My commission expires: 2/22/2015

CHRISTOPHER L. KELLY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 02/22/2015

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is none.

Affiant

Sworn to and subscribed before me this the 25th day of April, 2013.

Notary Public

My commission expires: 7-8-15

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013