THIS INSTRUMENT PREPARED BY: William H. Lassiter, Jr., Esq., 150 Fourth Avenue North, Suite 1850 Nashville, TN 37219; (615) 259-9344

**THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.**

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NOS. |
|---|---|---|
| Mary F. Moore and Aileen Moore Williamson | -Same- | 17500010500<br>17500010600<br>17500002700<br>17500002900<br>17500003000 |
| 12924 Old Hickory Boulevard | | |
| Antioch, TN 37013-2419 | | |

## QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION but for the express purpose of making a reconveyance, I, **MARY F. MOORE, EXECUTOR OF THE ESTATE OF EVELYN M. SANFORD**, do hereby convey unto **MARY F. MOORE** and **AILEEN MOORE WILLIAMSON, as joint tenants in common,** all of its right, title and interest in and to the following described tract or parcel of land, located in Davidson County, Tennessee, described as follows, to wit:

**SEE ATTACHED EXHIBIT A FOR DESCRIPTION**

This description is the same description provided in the previous deed of record.

Said property is also conveyed subject to any and all other limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 3rd day of June, 2013.

**ESTATE OF EVELYN M. SANFORD**

BY: Mary F Moore
**Mary F. Moore, Executor**

Davidson County DEEDQC
Recvd: 06/17/13 14:23 5 pgs
Fees:27.00 Taxes:0.00
**20130617-0061728**

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value of this transfer is $ - 0 - .

Affiant

Sworn to and subscribed before me this 3 day of June, 2013.

Notary Public

My Commission Expires:

LINDA GAYLE BARNES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 6, 2014

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, Linda Gayle Barnes, a Notary Public in and for said County and State, personally appeared Mary F. Moore, Executor of the Estate of Evelyn M. Sanford, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Executor of the Estate of Evelyn M. Sanford, and as such Executor, is authorized to execute this instrument on behalf of the **Estate of Evelyn M. Sanford** and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee, on this 3 day of June, 2013.

Notary Public

My Commission Expires:

LINDA GAYLE BARNES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 6, 2014

**EXHIBIT A**

TRACT 1:

A tract of land in the 5th, formerly 6th, Civil District of Davidson County, TN, being the eastern part of a tract of land containing 116.74 acres, shown on the plan of procession of the W. H. B. Gambill Lands, of record in Book 57, Page 45, Register's Office for said county, described according to a survey made January 30, 1935, by Erle Drake, County Surveyor, for said County as follows:

BEGINNING at a marked stone, the southwest corner of Lot No. 2 on the plan of the James Holloway Lands, as of record in Minute Book 5, Page 14, County Court for said County, and running thence north 86 ° 15' west, 2669 feet to the center of the Kimbro and Cane Ridge Public Road, now known as Hobson Pike; thence with the center of said pike, north 6° 30' east 1013 feet and north 58° 30' east 78.5 feet to the southern boundary line of Lot No. 1 on said plan; thence south 87° 45' east with said line, passing the southeast corner of said Lot No. 1, being also a corner of said Lot No. 2, and continuing in the same direction with the southern boundary line of said Lot No. 2 in all 2501 feet, to a stone marked John W., another corner of said Lot No. 2; and thence south 1° west with the western boundary line of said Lot No. 2, 1123 feet to the beginning, containing 65.32 acres, more or less.

TRACT 2:

BEING in the new 6th Civil District of Davidson County, TN, as follows:

BEGINNING at a stone W.H. Moore's northwest corner of Gambill tract, thence south 87-1/4 deg. east 223 poles to a stone in the said Moore's north line with a chinquapin pointer; thence north 3 deg. east 185 poles to the Nashville Chattanooga Railroad; thence north 76 deg. west 13 poles; thence north 60 deg. west 10 poles; thence north 55 deg. west 40-325/1000 poles to a stock gap; thence south 3/4 deg. west 161-2/5 poles to a black oak James Holloway original corner; thence south 98 deg. west 168-2/5 poles to a planted stone in the southwest corner of his Wright purchase; thence south 49-4/5 poles to the beginning. Said tract containing 119 acres and is part of Lot No. 1 of the lands of James Holloway, deceased, a plan of which is recorded on Page 14 of Minute Book 5 of the County Court of Davidson County, TN, but it is agreed that the graveyard near the house containing about 30 feet square, is reserved for the use of any of the descendants of the said James Holloway, deceased, and being the same property conveyed to A. J. Linx by deed of A. Blanch Vance, dated August 18th 1919, and recorded in Book 533, Page 617, of the Register's Office of said County.

EXCLUSION:

BEING that portion of the lands on Old Hickory Boulevard, Antioch, RFD #1, in Davidson County, TN, vested in me as surviving tenant by the entireties under Deeds of record in Books 967, Page 141 and 2604, Page 515, Register's Office, Davidson County, TN, and described in accordance with a survey made by E. L. Miller, Jr. and Company, dated August 24th 1964, not recorded, as follows:

COMMENCING at a fixed reference point which is the intersection of the southerly line of the John H. Moore property lying on the easterly side of Old Hickory Boulevard in Davidson County, TN, with the center line of said Old Hickory Boulevard; thence northerly with the center line of Old Hickory Boulevard, running north 7° 30' east a distance of 771.9 feet to a point in the center line of said Boulevard; thence running south 78° 35' east 330 feet to a stake at post, which is the northwest corner of the property herein described; thence south 78° 35' east 91.6 feet to a stake at post which is the northeast corner of the property herein described; thence south 8° 35' west 114.8 feet to a stake at post which is the southeast corner of the property herein described; thence north 81° 40' west 88.8 feet to a stake at post which is the southwest corner of the property herein described; thence north 7° 20' east 119.3 feet to the northwest corner of said property, the point of beginning.

ALSO, the following described right-of-way or easement, the center line of which commences at a point in the center line of Old Hickory Boulevard 445.5 feet northerly from the aforesaid point of intersection of the center line of Old Hickory Boulevard and the southerly line of the John H. Moore properties, the said centerline of said easement, which is 18 feet in width, 9 feet on each side of the center line, running thence north 889° 55' east 311 feet, north 66° 20' east 55 feet, north 41° 30' east 60 feet, and north 23° 0' east 55 feet to the southerly line of the lot hereinabove described.

BEING the same property conveyed to Mary F. Moore, Evelyn M. Sanford and Aileen Moore Williamson, pursuant to an Affidavit of Heirship of record in Instrument No. 20100312-0019096, Register's Office for Davidson County, Tennessee.

The said Evelyn M. Sanford having died testate on July 7, 2011, and whose estate is being administered in the Probate Court for Davidson County, Tennessee under Docket No. 11P1212, and Mary F. Moore and Aileen Moore Williamson being her only heirs and the only residuary beneficiaries.

Certificate of Authenticity

I, Linda Gayle Barnes, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Linda Gayle Barnes

Signature

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Linda Gayle Barnes who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Donna Pogue

Notary's Signature

My Commission Expires: 9-8-2013.

Notary's Seal (If on paper)

DONNA POGUE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 8, 2013