BILL GARRETT, Davidson County
Trans:T20130053436 DEEDQC
Recvd: 06/24/13 15:17 4 pgs
Fees:22.00 Taxes:0.00
20130624-0064772

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Burton B. Stein and Sanna S. Stein, Trustees, Stein Family Revocable Living Trust Agreement
7964 Poplar Creek Road
Nashville, TN 37221

Send Tax Bills To:
Same

Map and Parcel No.
Map 155
Parcels 220.00 & 261.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Burton B. Stein and wife, Sanna S. Stein,** ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Burton B. Stein and Sanna S. Stein, Trustees, Stein Family Revocable Living Trust Agreement dated June 19, 2013** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

A tract of and in the thirty fifth Councilmanic District and of Metropolitan Nashville and Davidson County, Tennessee that is presently a part of parcels 220 and 261 on Metro property map 155, said tract being more particularly described as follows:

Beginning at an iron rod (old) in the northerly right of margin of Poplar Creek Road (right of way varies) at the southwesterly property corner of Amber Hills Subdivision of record in Book 7900, Page 377, Register's Office for Davidson County (R.O.D.C.), Tennessee, said iron rod being North 66 degrees 14 minutes 30 seconds West, 144.73 feet from the centerline intersection of Popular Creek Road and Willow Oak Drive; thence,

1. With the northerly right of way margin of Popular Creek Road, North 77 degrees 58 minutes 59 seconds East, 279.82 feet to an iron rod (new) in the southwesterly corner of the herein described tract; thence,
2. Leaving said northerly right of way margin with a new line severing Burton B. and Sanna S. Stein property of record in Deed Book 9217, Page 523 and Deed Book 9225, page 253, each of the R.O.D.C., Tennessee North 26 degrees 16 minutes 58 seconds East, 1,000.63 feet to an iron rod (new); thence,
3. South 63 degrees 43 minutes 02 seconds East, 207.65 feet to an iron rod (new) in the westerly property line of Amber Hills Subdivision; thence,
4. With said westerly property line, South 25 degrees 14 minutes 22 seconds West, 318.87 feet to an iron rod (new); thence,
5. South 25 degrees 37 minutes 06 seconds West, 165.00 feet to an iron rod (old); thence,

6. South 22 degrees 34 minutes 37 seconds West, 126.58 feet to an iron rod (new); thence,
7. South 17 degrees 51 minutes 19 seconds West, 325.08 feet to the Point of Beginning and containing 219,120 square feet or 5.030 acres, more or less, as calculated by the above courses and distances.

AND

A tract of land in the thirty fifth Councilmanic District and of Metropolitan Nashville and Davidson County, Tennessee that is presently a part of parcels 220 and 261 on Metro property map 155, said tract being more particularly described as follows:

Commencing at an iron pin rod (old) in the northerly right of margin of Poplar Creek Road (right of way varies) at the southwesterly property corner of Amber Hills Subdivision of record in Book 7900, page 377, Register's Office for Davidson County (R.O.D.C.), Tennessee, said iron rod being North 66 degrees 14 minutes 30 seconds West, 144.73 feet from the centerline intersection of Popular Creek Road and Willow Oak Drive; thence, with said margin, North 77 degrees 58 minutes 59 seconds West, 279.82 feet to an iron rod (new), the Point of beginning of this tract; thence,

1. Continuing with said margin, westwardly with a 1,266. 10-foot radius curve concave to the south an arc length of 385.55 feet, an interior angle of 14 degrees 52 minutes 06 seconds and a chord bearing and distance of North 85 degrees 27 minutes 07 seconds West, 327.63 feet to an iron rod (old), the southeasterly property corner of Donald W. and Kay B. Johnson of record in Deed Book 7072, Page 792, R.O.D.C., Tennessee; thence,
2. Leaving said margin with the easterly property line of said Johnson property, North 11 degrees 26 minutes 49 seconds East, 1,40 1.48 feet to an iron rod (old) in the southerly property line of "Riverside" Phase 2 of record Book 7900, page 656, R.O.D.C., Tennessee; thence,
3. With the southerly line of "Riverside," South 72 degrees 49 minutes 07 seconds East, 875.10 feet to an iron rod (old) in the northwesterly corner of said Amber Hills Subdivision; thence,
4. With the westerly property line of said Amber Hills, South 25 degrees 14 minutes 22 seconds West, 371.28 feet to an iron rod (new); thence,
5. Leaving said westerly line with a new line severing Burton B. and Sanna S. Stein property of record in Deed Book 9217, Page 523 and Deed Book 9225, page 253, each of the R.O.D.C., Tennessee, North 63 degrees 43 minutes 02 seconds West, 207.65 feet to an iron rod (new); thence,
6. South 26 degrees 16 minutes 58 seconds West, 1000.63 feet to the Point of Beginning and containing 742,423 square feet or 17.044 acres, more or less, as calculated by the above courses and distances.

Being the same property conveyed to **Robert L. Sullivan, Trustee**, from **Burton B. Stein and wife, Sanna S. Stein** and subsequently from **Robert L. Sullivan, Trustee**, to **Burton B. Stein and wife, Sanna S. Stein,** by Quitclaim Deed dated August 13, 2001, for the purpose of making a re-conveyance to correct a legal description, of record in Instrument No. 20010815-0088170, Register's Office for Davidson County, Tennessee. And, further (Tract 1) being the same property conveyed to **Burton B. Stein and wife, Sanna S. Stein**, by Warranty Deed from **M. Terry Burkhalter and spouse, Peggy C. Burkhalter**, of record in Record Book 9225, Page 253, Register's Office for Davidson County, Tennessee. And, further (Tract 2) being the same property conveyed to **Burton B. Stein and wife, Sanna S. Stein**, by Warranty Deed from **M. Terry Burkhalter and spouse, Peggy C. Burkhalter**, of record in Record Book 9217, Page 523, Register's Office for Davidson County, Tennessee.

This is improved property known as **7964 Poplar Creek Road, Nashville, TN 37221**.

(Description from prior deed of record).

Said properties are conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 19th day of June, 2013.

Burton B. Stein

Sanna S. Stein

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Burton B. Stein**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of June, 2013.

Notary Public

My Commission Expires:
11/18/2015

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Sanna S. Stein**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of June, 2013.

Notary Public

My Commission Expires:
11/18/2015

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 19th day of June, 2013.

Notary Public

My Commission Expires:
11/18/2015

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY