This instrument was prepared by
James M. Balthrop, Attorney
119 5th Avenue West
Springfield, Tennessee

Map/Parcel 01400001400

Send Tax Bill To: (New Owners)
Jason Fortner, Carl Fortner & Rita Fortner
6571 Clarksville Pike
Joelton, TN 37080

BILL GARRETT, Davidson County
Trans:T20130075660 DEEDQC
Recvd: 09/03/13 10:02 2 pgs
Fees:12.00 Taxes:0.00
20130903-0092224

QUITCLAIM DEED

THIS DEED OF CONVEYANCE, executed and delivered by James M. Balthrop, Trustee, with power to sell, transfer and convey without joinder of any beneficiary, hereinafter called the grantor, to Jason Fortner, Carl W. Fortner and Rita M. Fortner, as joint tenants with right of survivorship and not as tenants in common;

WITNESSETH: That, for the consideration of One ($1.00) Dollar, cash and other valuable consideration, receipt of which is hereby acknowledged, I, the said grantor, have this day bargained and sold and do by these presents hereby sell, transfer and convey unto the said grantees, survivors and assigns, all of my right title and interest, in and to a certain tract or parcel of land situate in the 14th Civil District of ~~Robertson~~ Davidson County, Tennessee, described as follows, to-wit:

TRACT 1:

BEGINNING AT GLENN SHORT'S NORTHEAST CORNER, AND AT AN IRON PIN IN THE SOUTH MARGIN OF THE RIGHT OF WAY OF U.S. HIGHWAY N0 41-A; RUNNING THENCE WITH GLENN SHORT'S AND CHARLES E. THOMAS' EAST LINE, SOUTH 16 1/2 DEGREE WEST 277 FEET TO A POINT IN THE MIDDLE OF THE OLD NASHVILLE AND CLARKSVILLE PIKE; THENCE WITH THE MIDDLE OF SAID PIKE, SOUTH 80 DEGREES EAST 153.5 FEET TO A STAKE IN SAID PIKE; THENCE NORTH 16.5 FEET EAST 230 FEET TO THE SOUTH MARGIN OF THE RIGHT OF WAY OF STATE HIGHWAY NO. 41-A; THENCE WITH THE SOUTH LINE OF SAID HIGHWAY RIGHT OF WAY, NORTH 61 DEGREES WEST 150.5 FF.ET TO THE BEGINNING, CONTAINING 9/10 OF AN ACRE MORE OR LESS.

TRACT 2:

BEGINNING AT A RIGHT OF WAY MARKER FOR U.S. HIGHWAY 41-A ON THE NORTH PROPERTY LINE OF A.J. WILLIAMS PROPERTY AND RUNNING THENCE ALONG RIGHT OF WAY NORTH 61 DEGREES WEST 29 FEET TO AN IRON PIN; THENCE SOUTH 16 DEGREES 30 MINUTES WEST 230 FEET TO AN IRON PIN LOCATED IN THE CENTER OF OLD NASHVILLE AND CLARKSVILLE PIKE; THENCE ALONG CENTER LINE OF SAID PIKE SOUTH 80 DEGREES EAST 30 FEET TO AN IRON PIN; THENCE NORTH 16 DEGREES 30 MINUTES EAST TO AN IRON PIN; THENCE 2 FEET TO THE POINT OF BEGINNING, CONTAINING 0.16 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JAMES M. BALTHROP, TRUSTEE, BY QUITCLAIM DEED FROM JASON FORTNER AND WIFE, STACEY FORTNER, BEING RECORDED SIMULTANEOUSLY HEREWITH AS INSTRUMENT NUMBER 20130903-0092223, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Dated at Springfield, Tennessee, this 2nd day of August, 2013.

James M. Balthrop, Trustee
James M. Balthrop

STATE OF TENNESSEE,
COUNTY OF ROBERTSON.

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named, James M. Balthrop, Trustee, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal of office, this 22nd day of August, 2013.

Notary Public

My commission expires: 3/5/14.

STEPHANIE G. SPAIN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE,
COUNTY OF ROBERTSON.

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ -0-, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 22nd day of August, 2013.

Notary Public or Register
My commission expires: 3/5/14.

STEPHANIE G. SPAIN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY