BILL GARRETT, Davidson County
Trans:T20130078336 DEEDQC
Recvd: 09/10/13 11:29 4 pgs
Fees:22.00 Taxes:0.00
20130910-0095484

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Address New Owner(s)	Send Tax Bills To:	Parcel ID Number(s)
Melinda D. Mills, as Trustee of the Robert Edwin Mills Revocable Trust 4120 Ridge Field Dr., #506 Nashville, TN 37205	Same	Parcel ID: 06900006000 & 06900006100 Davidson County

EXECUTOR'S QUITCLAIM DEED

WHEREAS, Robert Edwin Mills died testate on December 13, 2012, leaving a Last Will and Testament dated October 7, 2005, which has been probated and is properly recorded in Docket Number 13P114 Probate Court Clerk's Office for Davidson County, Tennessee; and

WHEREAS, Melinda D. Mills is the duly qualified and acting Executor of the Estate of Robert Edwin Mills; and

WHEREAS, Robert Edwin Mills owned an undivided one-half (1/2) interest in the real property described below (the "Property"); and

WHEREAS, the Will directs that the residuary estate of the said Robert Edwin Mills, of which the Property is a part, be distributed to the Robert Edwin Mills Revocable Trust established on October 7, 2005 (the "Robert Edwin Mills Revocable Trust").

NOW, THEREFORE, FOR AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, and pursuant to the requirements of the said Will, MELINDA D. MILLS, as EXECUTOR OF THE ESTATE OF ROBERT EDWIN MILLS, and not further or otherwise, hereby quitclaims and conveys to MELINDA D. MILLS, as TRUSTEE OF THE ROBERT EDWIN MILLS REVOCABLE TRUST, her successors and assigns, with full power to convey, sell, mortgage, lease or otherwise transfer or encumber without the joinder or consent of any beneficiary, all of her right, title and interest as Executor of the Estate of Robert Edwin Mills in and to the real property located in Davidson County, Tennessee, more particularly described as follows:

Land lying in the 13th Civil District, Davidson County, Tennessee, and being shown on Tax Map 69, as Parcels 60.00 and 61.00, also being shown as Tract I in the deed from Terry Flatt and wife, Kim Flatt to CJRT, Inc. of record in Instrument No. 20020712-0083916, Register's Office for Davidson County, Tennessee, and being more particularly

described according to a new survey by Jim McAleer, RLS #1133, 6395 Highway 109 North, Lebanon, Tennessee, 37087, dated February 7, 2004, as follows:

BEGINNING at an axle in the southerly margin of Ashland City Highway (Highway 12), said point also being the northwest corner of Lot 6 of Gardner Meadows, as of record in Plat Book 2330, page 44, thence leaving said margin and with the west line of Lot 6 South 23 degrees 40' 00" West 290.50 feet to an iron pin at the southwest corner of Lot 6; thence with the rear line of Lot 6 South 23 degrees 38' 29" East 140.44 feet to an concrete monument; thence with the rear lines of Lots 5, 4, 3 and 2 South 47 degrees 19' 57" East 466.95 feet to an iron pin in the northerly line of Lot 1; thence with the line of Lot 1 South 59 degrees 24' 38" West 242.11 feet to an iron pin in the northerly margin of the Illinois Central Gulf Railroad; thence with said margin and a curve to the left, said curve having a radius of 2,542.51 feet, an arc length of 468.36 feet and a chord bearing and distance of North 48 degrees 09' 34" West 467.70 feet to a P.K. nail; thence continuing with said margin North 53 degrees 26' 12" West 325.23 feet to a point in the centerline of Whites Creek; thence leaving said margin and with the centerline of said creek North 34 degrees 26' 58" East 341.49 feet to a point; thence North 37 degrees 55' 23" East 260.64 feet to a point in the southerly margin of Ashland City Highway; thence with said margin and a curve to the right, said curve having a radius of 4,376.20 feet, an arc length of 341.50 feet (passing a witness pin at 90.00 feet from the centerline of said creek) and a chord bearing and distance of South 51 degrees 04' 59" East 341.40 feet to the point of beginning.

This conveyance is made SUBJECT TO all those certain rights in and to a certain 50 foot non-exclusive Ingress/Egress and Utility Easement retained by the Grantor herein to adjoining property owned by them (Map 69, Parcels 77.00 and 78.00) and this conveyance is further made SUBJECT TO all those certain rights and conditions set forth in that certain Driveway Easement Maintenance Agreement which is to recorded simultaneously herewith. The 50 foot non-exclusive Ingress/Egress and Utility Easement being more particularly described as follows, to wit:

Beginning at an axle in the southerly margin of Ashland City Highway (Highway 12), said point also being the northwest corner of Lot 6 of Gardner Meadows, as of record in Plat Book 2330, page 44, thence with the west line of Lot 6 South 43 degrees 40' 00" West 290.50 feet to a point at the southwest corner of said Lot 6; thence leaving said lot South 15 degrees 28' 26" West 171.39 feet to a point; thence South 40 degrees 45' 00" West 140.00 feet to a point in the northerly margin of the Illinois Central Gulf Railroad; thence with said margin North 53 degrees 26' 12" West 50.00 feet to a point; thence leaving said margin North 40 degrees 45' 00" East 146.05 feet to a point; thence North 15 degrees 28' 26" East 171.55 feet to a point; thence North 43 degrees 40' 00" East 288.02 feet to a point in the southerly margin of Ashland City Highway; thence with said margin and a curve to the right, said curve having a radius of 4,376.20 feet, 50.00 feet to the point of beginning.

Being the same property conveyed to Robert E. Mills and wife, Melinda D. Mills by deed to create a tenancy in common of record recorded as instrument number 20051025-0128974 Register's Office of Davidson County, Tennessee.

The description herein is the same as that contained in the prior deed.

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

This is improved property known as 4225 Ashland City Highway, Nashville, TN 37218.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 30 day of August, 2013.

Melinda D. Mills

Melinda D. Mills, as Executor of the Estate of Robert Edwin Mills, and not further or otherwise

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Melinda D. Mills, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as the Executor of the Estate of Robert Edwin Mills for the purposes therein contained.

WITNESS my hand, at office, this 30th day of August, 2013.

Jamie A Brewer

Notary Public

My Commission Expires:

07/06/2015

JAMIE A. BREWER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson

The actual consideration for this transfer is $-0-.

Melinda D. Mills

Melinda D. Mills, as Trustee of the Robert Edwin Mills Revocable Trust, and not further or otherwise

Subscribed and sworn to before me this 30th day of August, 2013.

Notary Public

My Commission Expires:

07/06/2015

12300243.1

