BILL GARRETT, Davidson County
Trans:T20130078336 DEEDQC
Recvd: 09/10/13 11:30 4 pgs
Fees:22.00 Taxes:0.00
20130910-0095486

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: 06900007700 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:

TRACT II:
Certain real estate in Davidson County, Tennessee, as follows: Being a tract of land in the 23rd Civil District of said County, on the south side of Hydes Ferry Turnpike and the east side of Whites Creek, described as follows:

Beginning in the center of said Turnpike at the southeast corner of 50 acres of land conveyed by Frank Hyde to Elias Simpkins, by deed of record in Book 50, page 152, Register's Office for said County; running thence with said Simpkins' southern line south 61 degrees west 122 ½ poles to a stake, his corner; thence with his west line, north 28 degrees west 19.17 poles, to his corner in the center of Whites Creek; thence down the center of said Creek with its various meanderings 140 poles, more or less, to a stake, the northwest corner of 50 acres of land conveyed by Frank Hyde to Alex Hyde, by deed of record in Book 42, page 675, said Register's Office; thence with his northerly line east to a stone; his northeast corner; thence with his easterly line south to a stone, his southeast corner in H.B. Hyde's, how Albert Ashton's northerly line; thence north 75 degrees east 39 poles with said H. B. Hyde's line to a red oak; thence north 47 degrees 40.4 poles with said line to the center of the Hydes Ferry Pike; thence with the center of said Turnpike; north 47 ¼ degrees west 32 poles; thence north 48 ½ degrees west 49.1 poles to the beginning.

Included within the above description BUT EXCLUDED FROM THIS CONVEYANCE are the following: A tract of 2.8 acres conveyed to the Tennessee Central Railroad, by deed recorded in Book 273, page 74, said Register's Office; a tract of about ____ acres conveyed by Albert Ashton and wife, to Isaac Newlin, Jr. by deed recorded in Book 406, page 172, said Register's Office; a strip of land to widen Hydes Ferry Pike, conveyed to Davidson County by decree of the Second Circuit Court, of record in Minute Book 65, page 59; and Gardner's Gold Coast Subdivision in its entirety, a plan of which is of record in Book 2133, page 79, said Register's Office.

TRACT Ill:
A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Being situated in the 13th Civil District of said County, more particularly described as follows:

Beginning at a point in the easterly margin of the Tennessee Central Railroad right-of-way, the southwest corner of this tract and the northwest corner of Lot No. 1 on the Plan of Gardner Meadows, of record in Book 2330, page 44, Register's Office for said County; thence north 61 degrees 21 Minutes east 232.6 feet to a point, the southeast corner of Lot No. 2, in the northwesterly line of Lot No. 1 on said plan of Gardner Meadows; thence along the rear lines of Lots Nos. 2, 3, 4 and 5 on said plan, north 47 degrees 05 minutes west 468 feet to a point, the common corner of Lots Nos. 5 and 6 on said plan; thence with the rear line of Lot No. 6 north 23 degrees 50 minutes west 140 feet to a point, the northwest corner of said Lot No. 6; thence south 43 degrees 10 minutes west 254 feet, more or less, to a point in the easterly margin of said Railroad right-of-way; thence, with the margin of the same, southeastwardly 500 feet, more or less, to the point of beginning.

Being a portion of the property conveyed to CJRT, Inc. by deed of record in Instrument No. 20020712-0083916, Register's Office for Davidson County, Tennessee.

Also CONVEYED HEREWITH are all those certain rights in and to a certain 50 foot non-exclusive Ingress/Egress and Utility Easement retained by CJRT, Inc. in the deed to Robert E. Mills and wife, Melinda D. Mills of record in Instrument No. 20040305-0025722, Register's Office for Davidson County, Tennessee. 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 as tenants in common by deed of record recorded as instrument number 20061031-0135163 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 4223 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.

Jamie A Brewer
Notary Public

My Commission Expires:
07/06/2015

JAMIE A. BREWER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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