This Instrument Prepared By:
Sherrard & Roe PLC (MGK)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Davidson County DEEDQC
Recvd: 09/12/13 10:30 7 pgs
Fees:37.00 Taxes:0.00
20130912-0096245

QUITCLAIM DEED

Address New Owners:
Janetta Fleming
704 Timber Lane
Nashville, TN 37215

Send Tax Bills To:
same

Map/Parcel Number:
117 01 0 135.00

WHEREAS, Janetta Fleming, Jane Hill Fleming and James H. Fleming, Jr., deceased, are the current owners (collectively the "Owners" and individually a "Grantor") of certain real property located in Davidson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, Janetta Fleming, formerly Janetta F. Concepcion, is one and the same person as Nancy Janetta Fleming; and

WHEREAS, James H. Fleming, Jr. is one and the same person as James H. Fleming; and

WHEREAS, the Owners, by this instrument, wish to set forth the correct ownership percentage of each separate Owner; and

WHEREAS, the Property was conveyed to Raoul S. Concepcion and wife, Janetta F. Concepcion, by deed dated 5/22/1992 from Roy W. Wunsch and wife, Mary Ann McCready, of record in Book 8632, page 716, Register's Office for Davidson County, Tennessee; and

WHEREAS, Raoul S. Concepcion and Janetta F. Concepcion, were divorced pursuant to a Final Decree dated May 14, 2008, and filed in the Fourth Circuit Court for Davidson County, Tennessee, as Case No. 06D-2294; and

WHEREAS, pursuant to the terms of the Marital Dissolution Agreement of Raoul S. Concepcion and Janetta F. Concepcion approved pursuant to the aforesaid Final Decree, the Property was to be sold; and

WHEREAS, the Owners purchased Raoul S. Concepcion's interest in the property on October 16, 2008; and

WHEREAS, pursuant to agreement between the Owners and by virtue of Owners, James H. Fleming and Jane Hill Fleming, assuming certain indebtedness on the Property, Owners, James H. Fleming and Jane Hill Fleming, each received a twenty-five percent (25%) undivided interest in the Property; and

WHEREAS, Raoul S. Concepcion's interest in the Property was conveyed to Janetta F. Concepcion, James H. Fleming and Jane Hill Fleming by deed dated 10/16/2008 from Raoul S. Concepcion of record in Instrument No. 20081017-0104587, Register's Office for Davidson County, Tennessee, without reference to the correct ownership percentage of each Owner, resulting in the appearance that Owners, James H. Fleming and Jane Hill Fleming, were each conveyed an undivided one-sixth (1/6) interest in the Property; and

WHEREAS, James H. Fleming, Jr., died on August 17, 2012, his Last Will and Testament dated June 8, 2008 (the "Will"), was admitted to probate on September 19, 2012, as File No. 12P-1364 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division); and

WHEREAS, Jane Hill Fleming is the duly appointed Executor (the "Executor") of the James H. Fleming, Jr. Estate (the "Estate") under the Will; and

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, Janetta Fleming, Jane Hill Fleming, individually, and Jane Hill Fleming, as Executor of the James H. Fleming, Jr. Estate, in order to set forth the correct ownership percentages of each owner as of the date of the original conveyance from Raoul S. Concepcion dated October 16, 2008, hereby transfer, and convey all of their right, title and interest, in the Property to Janetta Fleming, as to an undivided fifty percent (50%) interest, Jane Hill Fleming as to an undivided twenty-five percent (25%) interest and James H. Fleming, Jr. Estate, Jane Hill Fleming, Executor, as to an undivided twenty-five percent (25%) interest; and

WHEREAS, Nancy Janetta Fleming and Karen Elizabeth Fleming Traina, are the sole, equal Residuary Beneficiaries of the James H. Fleming, Jr. Estate, and have entered into that certain Estate Distribution Agreement dated September 4, 2013 (the "Distribution Agreement"); and

WHEREAS, pursuant to the Distribution Agreement, Karen Elizabeth Fleming Traina received cash in the amount of One Hundred Sixty-Two Thousand Five Hundred Dollars ($162,500) from the James H. Fleming, Jr. Estate in lieu of taking an interest in the Property as a Residuary Beneficiary; and

WHEREAS, Karen Elizabeth Fleming Traina, joins in this deed to acknowledge that she retains no ownership in the Property as an heir of James H. Fleming, Jr., either by law or under the Decedent's Will; and

WHEREAS, Jane Hill Fleming, Executor for the James H. Fleming, Jr. Estate, desires to convey all of decedent James H. Fleming, Jr.'s right, title and interest, being an undivided twenty-five percent (25%) interest, in and to the Property to Janetta Fleming, in order to settle matters of the Estate in accordance with the terms of the Distribution Agreement and Will.

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Executor hereby transfers, and conveys all of the Executors' right, title and interest, being an undivided twenty-five percent (25%) interest, in the Property to Janetta Fleming (the "Beneficiary"), being one and the same person as Nancy Janetta Fleming.

IN WITNESS WHEREOF, the parties hereto have executed this instrument to be effective as of the 4th day of September, 2013.

Janetta Fleming
Janetta Fleming, Grantor grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Janetta Fleming, Grantor, 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 for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 4th day of September, 2013.

BEVERLY SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Beverly Sebastian
My Commission Expires
September 8, 2013
STATE OF TENNESSEE

Notary Public

My Commission Expires: 9/8/2013

(Remainder of page intentionally left blank.)

Jane Hill Fleming, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Jane Hill Fleming, Grantor, 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 for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 4th day of September, 2013.

BEVERLY SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Beverly Sebastian
My Commission Expires
September 8, 2013
STATE OF TENNESSEE

Notary Public

My Commission Expires: 9/8/2013

ESTATE OF JAMES H. FLEMING, JR.

By: Jane Hill Fleming, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Jane Hill Fleming, who upon oath acknowledged that she is the Executor of the Estate of James H. Fleming, Jr., deceased (the "Estate"), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 4th day of September, 2013.

BEVERLY SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Beverly Sebastian
My Commission Expires
September 8, 2013
STATE OF TENNESSEE

Notary Public

My Commission Expires: 9/8/2013

Karen Elizabeth Fleming Traina

Karen Elizabeth Fleming Traina, individually, as a Residuary Beneficiary of the Estate of James H. Fleming, Jr.

STATE OF NORTH CAROLINA)
COUNTY OF New Hanover)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Karen Elizabeth Fleming Traina, Residuary Beneficiary of the Estate of James H. Fleming, Jr., 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 for the purposes therein contained.

WITNESS my hand and seal at office in New Hanover, North Carolina, this 04 day of September, 2013.

Notary Public

My Commission Expires: 03/11/2017

LUCIA INNELLA NOTARY PUBLIC NEW HANOVER COUNTY, NC My Commission Expires 03-11-17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is zero dollars ($0.00). This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(3)(D).

Affiant

Subscribed and sworn to before me this 9th day of September, 2013.

Notary Public

My Commission Expires: 11-5-14

ERIN M. WALKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2 fronts 97.00 feet on the plan of Turner Subdivision, of- record in Book 6900, page 665, Registers office for Davidson County, Tennessee.

Said Lot No.2 fronts 97.00 feet on the westerly margin of Timber Lane and extends back 233.35 feet on the northerly line and 233.41 feet on the southerly line to a dead line at the rear, measuring 97.00 feet there on.

Being part of the same property conveyed to Raoul S. Concepcion and wife, Janetta F. Concepcion, being one and the same person as Janetta Fleming, by deed dated 5/22/1992 from Roy W. Wunsch and wife, Mary Ann McCready, of record in Book 8632, page 716, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Janetta F. Concepcion, James H. Fleming and Jane Hill Fleming by deed dated 10/16/2008 from Raoul S. Concepcion of record in Instrument No. 20081017-0104587, Register's Office for Davidson County, Tennessee.

This is improved property known as 704 Timber Lane, Nashville; Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Michel G. Kaplan, 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.

Michel G. Kaplan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Michel G. Kaplan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 9th day of September, 2013.

Notary Public

My Commission Expires: 11-5-14

ERIN M. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY