Prepared by:
Tommy C. Estes
MANIER & HEROD, a Tennessee
Professional Corporation
One Nashville Place, Suite 2200
150 Fourth Avenue North
Nashville, Tennessee 37219
(615) 742-9315

2115 Murfreesboro Road

BILL GARRETT, Davidson County
Trans:T20130094447 DEEDQC
Recvd: 11/05/13 10:07 3 pgs
Fees:17.00 Taxes:0.00
20131105-0114680

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

ADDRESS OF OWNER:	SEND TAX BILLS TO:	PARCEL I.D.:
Annette Filippone Nashboro Animal Hospital, Inc. 2115 Murfreesboro Pike Nashville, TN 37217	(SAME)	135 00 0 065.00

Kitty Sue Parker (hereinafter referred to as the "Decedent") died on April 20, 2013, leaving a Last Will and Testament dated March 4, 2013. The Last Will and Testament was admitted to probate on May 15, 2013, in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, and assigned the case number 13P-849. The Personal Representative, J. Stephen Brown, is duly qualified. Debts of the Decedent have been paid. The Personal Representative, by signing this Personal Representative's Quitclaim Deed, releases any right the Personal Representative has to recover this property in the event of the insolvency of Decedent's estate.

THEREFORE, IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, J. STEPHEN BROWN, Personal Representative of the Estate of Kitty Sue Parker (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said estate, does hereby quitclaim and convey unto ANNETTE FILIPPONE, (hereinafter referred to as "Grantee"), her successors and assigns, any and all right, title, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 30 on the unrecorded Map of D. M. White's Subdivision near Una, Tennessee, described as follows:

Beginning at a point in the southerly margin of Murfreesboro Road at the corner of Lots Nos. 29 and 30; thence with the line between said lots, westerly 181.7 feet to the east line of a 15 foot strip shown on said plan; thence with the line of the same southerly 80.5 feet to a point; thence easterly 169 feet more or less, to the westerly margin of Murfreesboro Road; thence with the margin of the same northerly 70 feet to the beginning.

Included in the above description but expressly Excluded therefrom is that portion of the premises conveyed to the State of Tennessee for highway right-of-way by deed of record in Book 2906, page 77, Register's Office for Davidson County, Tennessee, to which reference Is hereby made for a more complete description of said excluded portion of the premises.

Being the same property conveyed to Kitty Sue Parker by deed dated June 5, 1987, from Jerry R. Page, and wife, Beverly Page, and James E. Clark, Jr., and wife Betty Clark, filed of record on June 5, 1987, in Book 7260, page 534, in the Davidson County Register's Office.

This is improved property known as 2115 Murfreesboro Pike, in Davidson County, Nashville, Tennessee 37217.

The legal description stated above has been taken from the prior Warranty Deed conveying the interest in said property to the Decedent. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 31 day of October, 2013.

ESTATE OF KITTY SUE PARKER-GRANTOR

By: J. Stephen Brown, Personal Representative

J. Stephen Brown, Personal Representative

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me Lisa Sutton, a Notary Public of this County, J. STEPHEN BROWN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the Personal Representative of the Estate of Kitty Sue Parker and that he/she executed the within instrument for the purposes therein contained for and on behalf of said estate.

WITNESS MY HAND, at office, this 31st day of October, 2013.

Lisa Sutton
Notary Public
My Commission Expires: 3-28-2016

LISA SUTTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(D).