BILL GARRETT, Davidson County
Trans:T20130098795 DEEDQC
Recvd: 11/21/13 08:41 2 pgs
Fees:12.00 Taxes:0.00
20131121-0119851

THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
201 Walton Ferry Road
Hendersonville, TN 37077-0364

From info

Address New Owner(s)	**Send Tax Bills To**	**Parcel Id.**
Tammy R. Todd Fish, Trustee 1068 Westside Road Ashland City, Tennessee 37015	Same	031 00 0 004.00

Quitclaim Deed

This conveyance is made by Turner Hulon Todd and wife, Clara Jo Todd, Grantors, to Tammy R. Todd Fish, Trustee under the Irrevocable Trust Agreement of Turner H. Todd and Clara J. Todd dated November 1, 2013, Grantee.

The Grantors hereby convey and quitclaim unto the Grantee, all of their right, title and interest in and to the described real estate, located in Davidson County, Tennessee, to-wit:

Two tracts of land located on the East side of the White's Creek Pike in the 14th Civil District of Davidson County, Tennessee, described as follows:

TRACT No. 1:
BEGINNING at a point in the center of said Pike nearly opposite the north end of a stone fence that runs along the East side of the White's Creek Pike in front of W. S. Whiteman's home; thence North 57 1/2 East 54 poles to a point 6 feet North of a pile of stone; thence East 5 ¼ poles across the top of a ridge along the margin of a road, to a 3 ash saplings; thence South 12 East 70 poles to 2 Hickories; thence North 80 ¾° East poles to Weaver & Harris and Earthman and Marshall corner; thence North 2 ½° East 54 poles to 2 beech; thence North 88 ¾° East 38 poles to a pile of stone, 6 feet southwest of walnut and hickory pointers; thence North 2 West 9 poles to a hickory; thence North 34 East 12 poles to 2 hickories; thence North 2 West 20 poles to a stake; thence North 15 East 13 poles to an elm; thence North 18 East 16 poles to a stake; thence North 45 West 27 poles to a stake; thence North 2 East 8 ½ poles to a stake and White Oak pointers; thence South 72 ½ West 116 ½ poles; thence South 65 ¾ West 87 poles to the center of the White's Creek Pike; thence with said Pike South 39 ½ East 22 ½ poles; thence South 37 ½ East 26 poles to the point of beginning; containing 100 acres, more or less.

TRACT No. 2:
BEGINNING at an iron pin in the northerly line of Clyde L. Owens Subdivision, not of record; thence North 58° 57' East 434 feet to a walnut tree; thence North 73° 16' East 208.3 feet to a cherry stump; thence South 10° 11' East 1154.2 feet to a hickory; thence South 82° 24' West 510 feet to an iron pin in Billis line, the southeast corner of Dutton's Lot; thence North 18° 02' West 964.8 feet to the point of beginning, containing 14.06 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED THEREFROM is that part of said property conveyed to Gus Capps and wife, Margaret B. Capps, by deed from Larry F. Capps and wife, Rosie Capps, of record in Book 2645, page 333, Register's Office for said County.

Being the same property conveyed to Turner Hulon Todd and wife, Clara Jo Todd, by deed from Hugh Capps, Myrtle C. Capps, Frances C. Murley, Larry S. Capps, Miller L. Capps, Ester C. Rivers, Louise C. Doss, James R. Capps, Gus M. Capps, and Rufus L. Capps, of record in Book 4672, Page 446, Register's Office for Davidson County, Tennessee.

This is improved property located at: 4717 Whites Creek Pike, Whites Creek, Tennessee 37189.

The Grantee, as trustee, shall have the sole, absolute, and uncontrolled power, discretion, and authority to protect, conserve, sell, lease, encumber, gift, or otherwise manage and dispose of the real property described above.

Clara Jo Todd and Clara J. Todd is one in the same person.
Turner Hulon Todd and Turner H. Todd is one in the same person.

IN WITNESS WHEREOF, Grantor has hereunto set their hand on November 1, 2013.

Turner Hulon Todd by Clara J. Todd A-IF
Turner Hulon Todd by Clara J. Todd as Attorney in Fact,
Grantor

Clara Jo Todd
Clara Jo Todd, Grantor

Acknowledgment by Attorney in Fact

State of Tennessee
County of Sumner

On November 1, 2013, personally appeared before me Clara J. Todd, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument as attorney-in-fact for Turner H. Todd, and who acknowledged that she executed the same as attorney-in-fact for Turner H. Todd.

Barbara Boone McGinnis
Notary Public
My commission expires: 7/20/2015

BARBARA BOONE McGINNIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires July 20, 2015

Acknowledgment by Grantor

State of Tennessee
County of Sumner

On November 1, 2013, personally appeared before me, Clara Jo Todd, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Barbara Boone McGinnis
Notary Public
My commission expires: 7/20/2015

BARBARA BOONE McGINNIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires July 20, 2015

Grantee's Affidavit as to Consideration or Value

The actual consideration or value (whichever is greater) for this transfer is $0.00.

Tammy Fish
Tammy R. Todd Fish, Trustee

State of Tennessee
County of Sumner

Subscribed and sworn to before me, on November 1, 2013.

Barbara Boone McGinnis
Notary Public
My commission expires: 7/20/2015

BARBARA BOONE McGINNIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires July 20, 2015