BILL GARRETT, Davidson County
Trans:T20140006467 DEEDQC
Recvd: 01/28/14 15:06 5 pgs
Fees:28.00 Taxes:10758.78
20140128-0007808

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

Address New Owner(s)	Send Tax Bills To:	Parcel ID Number(s)
Albert F. Ganier, III 7011 River Road Pike Nashville, TN 37209	Albert F. Ganier, III 7011 River Road Pike Nashville, TN 37209	Map 101 Parcels 14 and 60

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ALBERT F. GANIER, III, AS SUCCESSOR TRUSTEE OF THE GST-EXEMPT TRUST CREATED UNDER THE WILL OF MARY N. GANIER, with full power to convey, sell, mortgage, lease or otherwise transfer and encumber without the joinder or consent of any beneficiary, does hereby quitclaim and convey unto ALBERT F. GANIER, III, individually, his heirs and assigns, all of his right, title and interest as Successor Trustee in and to that certain real property located in Davidson County, Tennessee, more particularly described as parcels 14 and 60 on tax map 101 for Davidson County, Tennessee (Parcel I.D. numbers 10100001400 and 101000060000) containing a total of approximately 199.05 acres located at 7011 River Road Pike, Nashville, Davidson County, Tennessee, and being more particularly described and depicted on Exhibit A attached hereto and incorporated herein by reference.

Being the same property quitclaimed and conveyed to Albert N. Ganier, III and Mary G. McGrath as Co-Trustees of the Albert N. Ganier, III GST-Exempt Trust created under the Will of Mary N. Ganier by Quitclaim Deed of record as Instrument No. 20040602-0064458 in the Register's Office of Davidson County, Tennessee, Mary G. McGrath having resigned as Co-Trustee thereof and Albert N. Ganier, III, being one and the same as Albert F. Ganier, III, the "N" middle initial in the former deed being a typographical error. This is improved property known as 7011 River Road Pike, Nashville, TN.

IN WITNESS WHEREOF, the undersigned has executed this instrument as of the 1st day of January, 2014.

A. F. Ganier III

Albert F. Ganier, III, Successor Trustee of the GST-Exempt Trust created under the Will of Mary N. Ganier

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Albert F. Ganier, III, Successor Trustee, 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 executed the within instrument as Successor Trustee of the GST-Exempt Trust created under the Will of Mary N. Ganier for the purposes therein contained.

WITNESS my hand, at office, this 28th day of January, 2014.

Kathalee Tewell
Notary Public

My Commission Expires:

Dec 6, 2016

KATHALEE TEWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires December 6, 2016

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $2,907,778.35.

A. F. Ganier III
Albert F. Ganier, III, individually

Subscribed and sworn to before me this
28th day of January, 2014.

Kathalee Tewell
Notary Public

My Commission Expires:

Dec. 6, 2016

KATHALEE TEWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires December 6, 2016

EXHIBIT A

Property located in the 35th Councilmanic District of Nashville, Davidson County, Tennessee, being parcels 14.00 and 60.00 on Davidson County Property Map No. 101, being a part of the W. E. Watkins home place lying between the Cumberland River to the North and River Road to the South, now known as Hidden Valley Farm, and being more particularly described as follows:

Beginning at a point in the center line of River Road at N658,550.53, E1,690,937.68 (Tennessee State Plane System, NAD83) being the southwest corner of the property conveyed to Albert F. Ganier, Jr., and wife, Mary Napier Ganier from Claiborne Hooper Phillips and Mary Elizabeth Phillips Roberts by deed of record in book 1286, page 525 in the Register's Office for Davidson County, Tennessee; the westerly boundary of said Grantor Property described according to a survey line performed by Taylor Land Surveying, LLC dated January 2011 – May 2011 as follows;

Thence, leaving the center line of said River Road and following the westerly boundary of said Grantor Property ***North 29 Degrees 05 Minutes 26 Seconds East, 892.5 Feet*** to an existing iron pin;

Thence, North 01 Degrees 31 Minutes 26 Seconds West, 261.5 Feet, more or less to a dead 12" Hackberry tree;

Thence, North 35 Degrees 58 Minutes 34 Seconds West, 301 Feet, more or less to a 17" Hickory tree;

Thence, North 10 Degrees 48 Minutes 34 Seconds West, 279 Feet, more or less to a large nail at the base of a large twin tree;

Thence, North 37 Degrees 47 Minutes 34 Seconds West, 166 Feet, more or less to an existing iron pin;

Thence, North 54 Degrees 35 Minutes 34 Seconds West, 153.1 Feet to a large nail at base of a large tree;

Thence, North 47 Degrees 22 Minutes 26 Seconds East, 269.7 Feet to an existing iron pin;

Thence, North 10 Degrees 34 Minutes 41 Seconds East, 359.3 Feet to an existing iron pin;

Thence, North 11 Degrees 45 Minutes 14 Seconds West, 817.3 Feet to an existing iron pin;

Thence, North 11 Degrees 54 Minutes 16 Seconds West, 473.5 Feet, more or less to an 8" tree;

Thence, South 78 Degrees 15 Minutes 26 Seconds West, 258.5 Feet, more or less to an existing iron pin;

Thence, North 80 Degrees 51 Minutes 34 Seconds West, 247.8 Feet, more or less to a large 44"-48" Black Oak tree and being a common corner to the Marie Sudekum Woolwine Trust property, Map 89, Parcel 17;

Thence, with said common line ***North 09 Degrees 34 Minutes 34 Seconds West, 198 Feet*** to a large T-bar;

Thence, North 23 Degrees 25 Minutes 26 Seconds East, 1,518.79 Feet, more or less to the low water line of the Cumberland River (Elevation 385.0 M.S.L.), this line being approximately 1,500 Feet to the top of bank of the Cumberland River from the aforementioned T-bar;

Thence, following the meanders of said low water line of the Cumberland River ***in a southeasterly direction 3,603.30 Feet*** to a point, said point being on the division line (Parcel line between Parcel 14.00 & 16.00) severing of the original Grantor Property;

Thence, leaving said low water line and following said parcel line ***South 01 Degrees 59 Minutes 36 Seconds East, 98.69 Feet*** to a point;

Thence, South 05 Degrees 12 Minutes 23 Seconds East, 364.80 Feet to a point;

Thence, South 00 Degrees 23 Minutes 52 Seconds West, 588.76 Feet to a point;

Thence, South 13 Degrees 02 Minutes 18 Seconds West, 135.45 Feet to a point;

Thence, South 36 Degrees 58 Minutes 33 Seconds West, 762.28 Feet to a point;

Thence, South 18 Degrees 48 Minutes 18 Seconds West, 1,373.77 Feet to a point in the centerline of River Road;

Thence, following said centerline of River Road ***South 60 Degrees 44 Minutes 53 Seconds East, 389.67 Feet*** to a point;

Thence, leaving said centerline of River Road ***South 07 Degrees 16 Minutes 56 Seconds West, 70.27 Feet*** to a point in the centerline of Old River Road;

Thence, following the centerline of said Old River Road ***North 82 Degrees 48 Minutes 04 Seconds West, 550.00 Feet to a point;***

Thence, North 46 Degrees 23 Minutes 04 Seconds West, 273.00 Feet to a point;

Thence, North 37 Degrees 03 Minutes 04 Seconds West, 464.00 Feet to a point where the centerline of the Old River Road intersects the centerline of the New River Road;

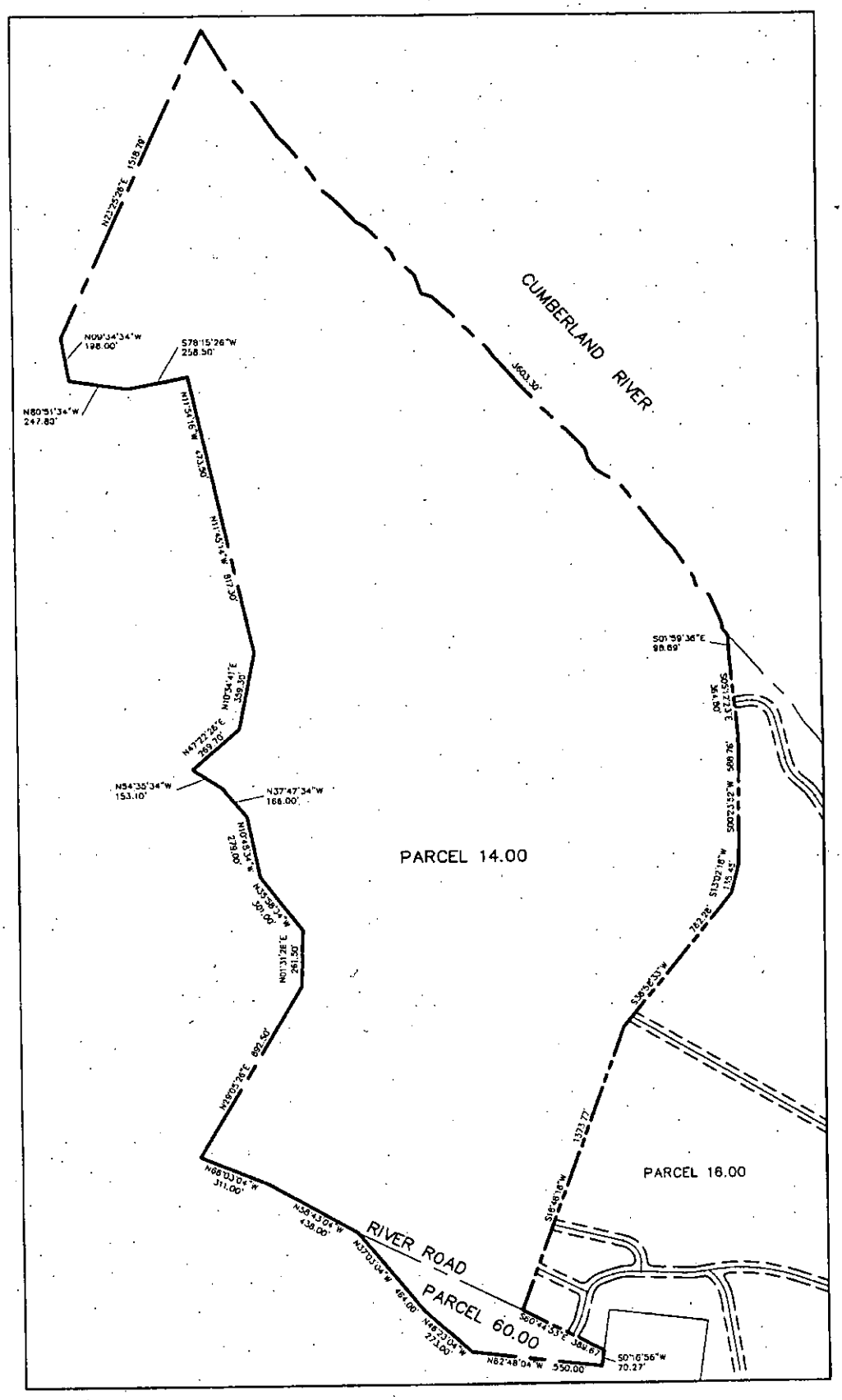
Thence, following said centerline of New River Road ***North 58 Degrees 43 Minutes 04 Seconds West, 438.00 Feet*** to a point;

Thence, North 66 Degrees 03 Minutes 04 Seconds West, 311.00 Feet to the point of beginning.

Containing 199.05 Acres, more or less.

The legal description for this instrument and attached map were prepared by Taylor Land Surveying, LLC, Phil Taylor, TN RLS, P.O. Box 295, Nolensville, Tennessee 37135-0295; Telephone number 615-351-0766.

EXHIBIT A – Continued
Parcels 14 & 60



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