RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-18507

PREPARED BY:
SIDWELL, BARRETT & WELCH
121 First Avenue South
Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

ADDRESS OF NEW OWNER:
John Talbot Masten, III
315 Mansfield Ct.
Franklin, TN 37069

The actual consideration or value, whichever is greater, for this transfer is -$0-.

AFFIANT

SEND TAX BILLS TO:
NEW OWNER

Subscribed and sworn to before me this 13th day of February, 2014.

NOTARY PUBLIC
My Commission Expires: 11/15/17

Map/Parcel: 15007006500

THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140010481 DEEDQC
Recvd: 02/13/14 11:06 2 pgs
Fees:12.00 Taxes:0.00
20140213-0012831

QUITCLAIM DEED

In consideration of $10.00 and other good and valuable consideration, John Talbot Masten, III and Elizabeth Masten Hassey, Co-Trustees of the Masten Family Trust under the Will of John Talbot Masten Jr., Grantors, hereby convey all of their undivided right, title and interest to the hereinafter described property to John Talbot Masten, III, a married man, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 86, on the plan of Section One, Towne Village of the Country, as shown on plat of record in Plan Book 5200, Pages 55 and 56, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John T. Masten, Jr. et. ux. Jeanie L. Masten as tenants by the entirety and H. T. Ray, et. ux. B. J. Ray as tenants by the entirety; to be held between the parties as tenants in common, each party with an undivided one half interest by Warranty Deed dated 03/03/1980 from Alan W. Belknap and wife Maureen Belknap of record in Book 5573, Page 62, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John T. Masten, Jr. et ux. Jeanie L. Masten as tenants by the entirety by Warranty Deed dated 11/09/1981 from H T. Ray et ux., B.J. Ray of record in Book 5818, Page 825, Register's Office for Davidson County, Tennessee.

The said John Talbot Masten, Jr. died testate devising subject property to as evidenced by the Last Will and Testament of John Talbot Masten, Jr. filed in Will Document No 00P551, in the Probate Court Clerk's Office for Davidson County.

Being the same property conveyed to John T. Masten and wife, Jeanie L. Masten, as tenants in common by Quit Claim Deed dated 02/15/1999 from John T. Masten and wife, Jeanie L. Masten

and K. Thomas Sidwell, Trustee of record in Book 11345, Page 209, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Masten Family Trust under the Will of John Talbot Masten, Jr. by Executor's Deed dated 12/27/2001 from John Talbot Masten, III, Co-Executor under the Will of John Talbot Masten, Jr., Elizabeth Masten Hassey, Co-Executor under the Will of John Jr., and Jeanie L. Masten of record in Instrument 20011231014525l, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantors make no warranties as to the state of the title to the property but acquit any claim that Grantors have to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, this document was executed this 10th day of February, 2014.

John Talbot Masten III

John Talbot Masten, III

Elizabeth Masten Hassey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John Talbot Masten, III, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 10th day of February, 2014.

Notary Public

THOMAS SIDWELL K. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 11/15/17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Elizabeth Masten Hassey with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 10th day of February, 2014.

Notary Public

THOMAS SIDWELL K. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 11/15/17