Davidson County DEEDQC
Recvd: 02/26/14 14:59 5 pgs
Fees:27.00 Taxes:0.00
20140226-0016554

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson, Attys.** **2000 Richard Jones Road** **Suite 110** **Nashville, TN 37215** **(615) 383-4429**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 26th day of February, 2014. Notary Public My Commis

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

QUITCLAIM DEED

Address New Owner: George E. Mudter, Jr., Trustee c/o P/E Partners 1034 Chancery Lane Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: 167 000 00800

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Tanja Faye Pinkerton and Troy Wayne Pinkerton, Co-Executors of the Estate of Joyce Delores Pinkerton Stinson, deceased** (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey unto **George E. Mudter, Jr., Trustee of the 9390 South Harpeth Road Land Trust under agreement dated February 26, 2014**, his successors and assigns, all of Grantors' right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 9390 South Harpeth Road, Nashville, Tennessee 37221.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 26th day of February, 2014.

Tanja Faye Pinkerton, Co-Executor of
the Estate of Joyce Delores Pinkerton Stinson

Troy Wayne Pinkerton, Co-Executors of
the Estate of Joyce Delores Pinkerton Stinson

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **TANJA FAYE PINKERTON and TROY WAYNE PINKERTON, CO-EXECUTORS OF THE ESTATE OF JOYCE DELORES PINKERTON STINSON**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of February, 2014.

Notary Public

My Commission Expires: _____

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Exhibit "A"
Legal Description

Land situated in Davidson County, Tennessee, and being more particularly described according to a survey dated May 9, 2013, by Kenneth D. Church, T.R.L.S. No. 1004, Gresham, Smith and Partners, 1400 Nashville City Center, 511 Union Street, Nashville, TN 37219, as follows:

Beginning at a 5/8" diameter iron rebar existing (Northing: 621,268.20' Easting: 1,661,432.81') located South 29 Degrees 53 Minutes 28 Seconds West for 16.00' from a point located in the centerline of driveway to Howard Pinkerton and Catherine Pinkerton property said corner in the line Howard Pinkerton and Catherine Pinkerton, Deed Book 6512, Page 254, recorded in the Register of Deeds for Davidson County, and corner with PE Partners, Quit Claim Deed of record in Book 10512, Page 745, in the Register of Deeds for Davidson County;

Thence with the line of PE Partners the following five (5) calls and distances

1. South 29 Degrees 53 Minutes 28 Seconds West for 432.24 feet to a 5/8" diameter iron rebar existing;
2. South 46 Degrees 07 Minutes 31 Seconds West for 458.81 feet to a point (no corner located tree uprooted ,new corner not required purchaser of property same as adjoining owner);
3. South 77 Degrees 33 Minutes 32 Seconds West for 1196.25 feet to a point (no corner located old rod located moved during road grading, new corner not required purchaser of property same as adjoining owner);
4. South 43 Degrees 02 Minutes 13 Seconds West for 514.09 feet to a 5/8" diameter iron rebar existing at base of 18 inch Beech tree;
5. North 74 Degrees 11 Minutes 50 Seconds West for 247.58 feet to a 5/8" diameter iron rebar existing corner with South Harpeth, LLC, Quit Claim Deed Instrument Number 20120907- 0081060 recorded in the Register of Deeds for Davidson County;

Thence with said line (evidence of old fence line meanders along line) North 25 Degrees 44 Minutes 30 Seconds West for 953.47 feet to a 5/8" diameter iron rebar existing, located from a witness corner 12 inch diameter Black Oak tree South 21 Degrees 38 Minutes 15 Seconds East 6.46 feet, corner with Howard Pinkerton and Catherine Pinkerton, Deed Book 6512 Page 254, recorded in the Register of Deeds for Davidson County;

Thence with said line the following eight (8) calls and distances:

1. North 87 Degrees 28 Minutes 19 Seconds East for 1575.84 feet to a 5/8" diameter iron rebar existing in fence line;
2. North 44 Degrees 25 Minutes 31 Seconds East for 175.85 feet to a 5/8" diameter iron rebar existing in fence line;
3. North 56 Degrees 10 Minutes 13 Seconds East for 126.57 feet to a 5/8" diameter iron rebar existing in fence line;
4. North 59 Degrees 47 Minutes 37 Seconds East for 199.62 feet to a 3/4" diameter iron rebar existing at base of 20 inch diameter Sweet Gum tree in fence line;
5. North 46 Degrees 15 Minutes 08 Seconds East for 388.37 feet to a 5/8" diameter iron rebar existing in fence line;
6. North 29 Degrees 03 Minutes 58 Seconds East for 102.04 feet to a 3/4" diameter iron rebar existing

at base of railroad tie fence post;
7. North 29 Degrees 03 Minutes 58 Seconds East for 43.00 feet to a point in the centerline of driveway to Howard Pinkerton and Catherine Pinkerton;
8. South 48 Degrees 58 Minutes 22 Seconds East for 529.41 feet to a point in the centerline of driveway to Howard Pinkerton and Catherine Pinkerton corner with PE Partners Quit Claim Deed Book 10512 Page 745 recorded in the Register of Deeds for Davidson County;

Thence with said line South 29 Degrees 53 Minutes 28 Seconds West for 16.00' feet to the Point of Beginning,
Area being 1,711,201 Square Feet more/ less or 39.28 Acres more /less.

Being part of the same property conveyed to Catherine Pinkerton, Joyce Pinkerton and Howard Pinkerton, by quitclaim deed dated June 7, 1975, from Cecil D. Branstetter, Trustee, of record in Book 4921, page 952, Register's Office for Davidson County, Tennessee. Catherine Pinkerton and Howard Pinkerton conveyed their interest in subject property to Joyce Pinkerton by quitclaim deed dated March 7, 1985, of record in Book 6506, page 297, Register's Office for Davidson County, Tennessee. Joyce Pinkerton having married and being known as Joyce Pinkerton Stinson.

Joyce Pinkerton Stinson (one and the same person as Joyce Delores Pinkerton Stinson) died on December 18, 2012. Under the terms of her will, of record in Docket No. 13P148, Davidson County Probate Court Clerk's Office, after specific bequests of personal property, she directed that the residue of her estate, including real property, "be sold or otherwise converted to cash in such manner as my personal representatives in their sole discretion may decide..." Letters Testamentary were issued to Tanja Faye Pinkerton and Troy Wayne Pinkerton.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ELIZABETH J. SMITH, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

