THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444
(615) 627-4448 fax
jeff@howardmobley.com

BILL GARRETT, Davidson County
Trans:T20140020986 DEEDQC
Recvd: 03/28/14 14:03 3 pgs
Fees:17.00 Taxes:0.00
20140328-0025854

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me, this 26th day of March, 2014.

Julia C. Hunt
Notary Public
My Commission Expires: December 6, 2016

JULIA C. HUNT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES:

This transfer is exempt from real estate transfer tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(D).

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel Nos.:
Carol M. Garland 1303 Brooks Bend Lane Gainesboro, TN 38562	-SAME-	Map 56 Parcel 62

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Carol M. Garland, personal representative of the Estate of Roger D. Garland, deceased (the "decedent"), who died on September 14, 2013, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the decedent pursuant to the decedent's Will that was duly admitted to probate in Jackson County, Tennessee (docket # 2014-CV-4) on January 21, 2014, Clerk & Master's Office for said county, hereby releases, remises and quitclaims unto **Blake R. Hutson, Trustee of the Carol M. Garland Living Trust, established by the Revocable Trust Agreement of Carol M. Garland dated December 13, 2013**, all of the right, title and interest of the decedent and the decedent's estate in and to a certain tract or parcel of

land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS my hand this 18 day of March, 2014.

Carol M. Garland

Carol M. Garland, personal representative

STATE OF TENNESSEE)
COUNTY OF Jackson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carol M. Garland, personal representative, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of March, 2014.

Patricia L. Smith

Notary Public

My Commission Expires: 2-24-15

PATRICIA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
JACKSON COUNTY

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Tract No. 2 on the unrecorded survey of the Division of the W. Louis Simpkins Property, Scottsboro (Davidson County), Tennessee according to a survey of M. & K. Inc., Engineers, Planners, Surveyors, dated May 5, 1984; Said Tract No. 2 begins in the north margin of Ashland City Highway (State Route 12) at the southeast corner of Walter Louis Simpkins, et ux, 17.81 acres; thence N 10 degrees 47'03" W, 547 feet to an iron pin; thence N 29 degrees 11'32" W, 155.90 feet to an iron pin; thence N 63 degrees 34'48" E, 115.00 feet to an iron pin; thence N 48 degrees 31' E, 350.24 feet to an iron pin; thence S 15 degrees 17'08" E, 1308.97 feet to an iron pin; thence S 10 degrees 47'03" E, 547 feet to an iron pin in the North margin of said highway S 78 degrees 34'56" W to the point of beginning containing 10.10 acres, more or less.

Included in the above description but specifically excluded from this conveyance is a parcel previously conveyed to the State of Tennessee in Book 9465, page 468, containing 0.168 of an acre.

Being the same property conveyed to Roger D. Garland, by deed from Violeta Garland, of record in Book 11357, page 539, Register's Office for Davidson County, Tennessee. Roger D. Garland died on September 14, 2013, and devised his entire interest in the subject property to Carol M. Garland by Will of record, Clerk & Master's Office for Jackson County, Tennessee (docket # 2014-CV-4), and admitted for probate on January 21, 2014.

This is unimproved property known as 5134 Ashland City Highway, Nashville, TN 37218.