This instrument prepared by:
J. Randall Hooper
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Record and return to:
Same as preparer

BILL GARRETT, Davidson County
Trans:T20140020995 DEEDQC
Recvd: 03/28/14 14:19 4 pgs
Fees:22.00 Taxes:0.00
20140328-0025864

Address of New Owner:
Tyler Lee Black
705 Huntington Ridge Drive
Nashville, TN 37211

Send Tax Bills to:
Same as new owner

Map/Parcel:
161 06 0 223.00

PERSONAL REPRESENTATIVE'S AND TRUSTEE'S QUITCLAIM DEED

Stephen H. Smith, Personal Representative of the Estate of Sharon Claire Black and Trustee of the Sharon Claire Black Trust, and Clarissa Hope Johnson, Trustee of the Sharon Claire Black Trust, hereinafter called Grantors, in accordance with the provisions of the Last Will and Testament of Sharon Claire Black and the provisions of the Sharon Claire Black Trust, do hereby grant, quitclaim, transfer and convey with fiduciary covenants unto **Tyler Lee Black**, hereinafter called Grantee, his heirs and assigns, all of Grantors' right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 172, as shown on the Plan of Huntington Park, Section Two, of record in Book 4175, Page 108, Register's Office for Davidson County, Tennessee, to which reference is made.

Said Lot No. 172 fronts 86.70 feet along the easterly or southeasterly side of Huntington Ridge Drive, and 70.76 feet along the northeasterly side of Whitaker Drive, and measures 34.95 feet around the curve at the easterly or northeasterly corner of the intersection of Huntington Ridge Drive and Whitaker Drive; measures a total distance along its northeasterly line 142.41 feet and 134.15 feet along its southeasterly line.

Being the same property conveyed to Stephen H. Smith, as Trustee for the benefit of Tyler Lee Black, subject to a life estate reserved to Sharon Claire Black, by deed from Sharon Claire Black of record in Instrument No. 20071126-0136753 Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 4393, Page 383, Register's Office for Davidson County, Tennessee.

Also subject to the plan of record in Book 4175, Page 108, said Register's Office which shows an owner's certificate, a 30-foot minimum building setback line along both

Huntington Ridge Drive and Whitaker Drive, a 10-foot drainage and utility easement along its northeasterly line, a 2-1/2 X 25-foot utility anchor easement along its southeasterly line beginning at its intersection with Whitaker Drive.

This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens and encumbrances of record.

This is improved property, known as 705 Huntington Ridge Drive, formerly known as 5170 Whitaker Drive, Nashville, Tennessee.

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $0. This conveyance is made to implement a distribution from a trust to a beneficiary.

Tyler L. Black
Tyler Lee Black, Grantee

Subscribed and sworn to before me this 14 day of March, 2014.

J. Randall Hooper
Notary Public
My Commission Expires: 8/28/2016

J. RANDALL HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires AUG. 28, 2016

This deed is further based upon the following recitals of Grantors:

Sharon Claire Black acquired the real property described herein in 2002 by deed from Terry Lee Black of record in Instrument 20020403-0040254 and pursuant to a final decree of divorce in Case No. 00D3105, Fourth Circuit Court for Davidson County, Tennessee; and

Sharon Claire Black died in 2007, and her interest in the real property described herein passed by deed of record in Instrument No. 20071126-0136753, Register's Office of Davidson County, Tennessee, to Stephen H. Smith and Clarissa Hope Johnson, Trustees of the Sharon Claire Black Trust for the benefit of Tyler Lee Black; and

The Last Will and Testament of Sharon Claire Black dated July 19, 2001was admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 07P-1882; Stephen H. Smith was duly qualified as Personal Representative; the Sharon Claire Black Trust was established under the Last Will and Testament of Sharon Claire Black; the decedent's interest in the real property described herein passed by the will to Tyler Lee Black and the Trustee of the Sharon Claire Black Trust; and, Clarissa Hope Johnson was appointed to serve as trustee of the Sharon Claire Black Trust; and

All debts of the decedent have been paid; and the Bureau of TennCare estate recovery release and Tennessee inheritance tax closing letter are attached to this deed as Exhibit A and Exhibit B, respectively; and

Tyler Lee Black, beneficiary of the Sharon Claire Black Trust, attained the age of twenty-five (25) years in 2013; the terms and conditions of the Sharon Claire Black Trust have been fulfilled and the assets of the Trust must be distributed to Tyler Lee Black, as the residuary beneficiary of the Trust.

By executing and delivering this deed, Grantors release any right Grantors have to recover the property conveyed if the Estate or the Trust hereafter becomes insolvent.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14th day of March, 2014.

Clarissa Hope Johnson

Clarissa Hope Johnson, as Trustee of the Sharon Claire Black Trust, Grantor

Stephen H. Smith

Stephen H. Smith, as Personal Representative of the Estate of Sharon Claire Black and Trustee of the Sharon Claire Black Trust, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Clarissa Hope Johnson, with whom I am personally acquainted and who upon oath acknowledged that she is the Trustee of the Sharon Claire Black Trust and that she executed the within and foregoing instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal this the 17 day of March, 2014.

J. Randall Hooper

Notary Public
My Commission Expires: 8-28-2016

J. RANDALL HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires AUG. 28, 2016

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Stephen H. Smith, with whom I am personally acquainted and who upon oath acknowledged that he is the Personal Representative of the Estate of Sharon Claire Black and the Trustee of the Sharon Claire Black Trust and that he executed the within and foregoing instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal this the 14 day of March, 2014.

J. Randall Hooper
Notary Public
My Commission Expires: 8/28/2016

J. RANDALL HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires AUG. 28, 2016