Box 14

BILL GARRETT, Davidson County
Trans:T20140023696 DEEDQC
Recvd: 04/08/14 12:09 2 pgs
Fees:12.00 Taxes:0.00
20140408-0029322

This Instrument
Prepared By:
Dan E. Huffstutter
1211 Sixteenth Avenue South
Nashville, TN 37212-2901

QUITCLAIM DEED

This Quitclaim Deed, executed as of the 21st day of February, 2014, at Nashville, Davidson County, Tennessee, by Robert S. Duncan, Administrator for the estate of Bess Dawson Pearsall, deceased, (herein *"Grantor"*), to Jay T. Dawson and Jeffrey R. Hearington (herein collectively *"Grantees"*):

That Grantor for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, and in connection with the distribution of the Estate of Bess Dawson Pearsall pursuant to the Codicil to the Last Will and Testament of Bess Dawson Pearsall having been duly admitted to probate in Davidson County, Tennessee, docket number 14-P-42, has bargained and sold and hereby remises, releases and forever quitclaims unto Grantees, as tenants in common, their heirs and assigns, alltheir right, title and interest in and to a certain real property in Davidson County, Tennessee described as follows:

Being Lots No. 2,3, and 4 on the Plan of Oliver Subdivision, or record in Plat Book 6050, Page 141, Registers Office for Davidson County, Tennessee (herein *"RODC"*).

Being the same property conveyed to R.R. Pearsall, et. ux. Bess D. Pearsall by warranty deed from Spence Oliver, et. ux. Judy Kay Oliver of record in Deed Book 6505, Pages 56-58, RODC.

The above property being vested solely in Bess Dawson Pearsall, upon the death of Robert Russell Pearsall on December 21, 1997.

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

This is improved real property known as 200 Hill Avenue, Nashville, TN.

In Witness Whereof, Grantor has executed this Deed as of the date and at the place first above written.

Estate of Bess Dawson Pearsall, deceased

Robert S. Duncan, Administrator *CTA*

State of Tennessee)
County of Davidson)

Before me, Nancy Bowen, of the state and county aforesaid, personally appeared Roberts S. Duncan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and whom, upon oath, acknowledged that himself to be the Administrator *CTA* for the estate of Bess Dawson Pearsall, deceased, the within named Grantor and that Robert S. Duncan, being authorized to do so, executed the forgoing instrument for the purposes contained, by signing the name of the estate of Bess Dawson Pearsall, deceased, by himself as Administrator *CTA*.

Witness my hand and seal at office in Nashville, Tennessee, this 21 day of February, 2014.

NANCY BOWEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Nancy Bowen
Nancy Bowen, Notary Public

My Commission Expires:
October 18, 2016

Name and Address of Property Owner:	**Person or Entity Responsible For Payment of Property Taxes:**	**Parcel ID Number:**
Jay T. Dawson & Jeffrey R. Hearington 200 Hill Avenue Nashville, TN 37210	Jay T. Dawson & Jeffrey R. Hearington 200 Hill Avenue Nashville, TN 37210	10611002900

State of Tennessee)
County of Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ -0-, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me this 21 day of February, 2014.

Nancy Bowen
Nancy Bowen, Notary Public

NANCY BOWEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

My Commission Expires:
October 18, 2016