39-B

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140041609 DEEDQC
Recvd: 06/12/14 13:57 2 pgs
Fees:12.00 Taxes:0.00
20140612-0051395

QUITCLAIM DEED

FOR AND IN GOOD CONSIDERATION, the receipt of which is hereby acknowledged, the undersigned **Philip Daniel Baltz , Trustee of the Louis Joseph Baltz, (Sr.) Testamentary Trust,** hereinafter called the **Grantor,** does hereby quitclaim, convey unto **Philip Daniel Baltz, Trustee and Stephen Thomas Baltz, Successor Trustee, of the Louis Joseph Baltz (Sr.) Family Trust,** hereinafter called the **Grantee,** Grantee's heirs and assigns, three tracts or parcels of land in Davidson County, Tennessee, described by herein by reference to the following Map and Parcel Identification Numbers of the Office of the Assessor of Property of Davidson County, Tennessee as noted on this date as follows: To Wit:

Tract I. A tract of land consisting of approximately 14.68 acres of land identified as Map and Parcel Number 059 00 0 184.00 said Office of the Assessor of Property of Davidson County, Tennessee.

Tract II. A tract of land consisting of approximately 8.33 acres of land identified as Map and Parcel Number 059 00 0 185.00 said Office of the Assessor of Property of Davidson County, Tennessee.

Tract III. A Tract of land consisting of approximately 1.78 acres of land identified as Map and Parcel Number 059 00 0 199.00 said Office of the Assessor of Property of Davidson County, Tennessee.

Said Tracts being a portion of that property conveyed to Louis J. Baltz and William J. Baltz by Deeds of record in Book 981, page 554, Book 1229, page 645, Book 2752, page 53, and Book 3312, page 189 Register's Office for Davidson County, Tennessee. Also being a portion of the property conveyed by William J. Baltz to Louis J. Baltz, reserving a life estate in the Grantor, William J. Baltz, by instrument of record in Book 5354, page 21, said Register's Office. The said William J. Baltz having predeceased Louis J. Baltz, aka Louis Joseph Baltz (Sr.). Louis Joseph Baltz (Sr.) having died on December 28, 1993. Said property having been conveyed to Philip Daniel Baltz, Trustee of the Louis J. Baltz (Sr.) Testamentary Trust by the Last Will and Testament of Louis Joseph Baltz, and the First Codicil of Louis Joseph Baltz, filed of record in the Probate Court of Davidson County, Tennessee, Docket No. 94P-12. Louis J. Baltz, Louis Joseph Baltz, and Louis Joseph Baltz (Sr.) being one and the same person. Margaret Colley Baltz, spouse of Louis J. Baltz, having since died on April 13, 2011.

It is the express intent of the parties of this conveyance to Philip Daniel Baltz, Trustee and Stephen Thomas Baltz, Successor Trustee of the Louis Joseph Baltz (Sr.) Family Trust ("Family Trust") to benefit the mutual beneficiaries of the said newly created Family Trust and the Louis Joseph Baltz (Sr.) Testamentary Trust ("Testamentary Trust") by expanding the time period for the Trustee to continue the administration of the remaining Trust assets, both real and personal, for an indefinite period of time, or until the said Family Trust is terminated. The beneficiaries of the Last Will and Testament of Louis Joseph Baltz and the First Codicil of Louis Joseph Baltz, filed of record in the Probate Court of Davidson County, Tennessee, Docket No. 94P-12, are the same as the beneficiaries of the above referenced Louis Joseph Baltz (Sr.) Testamentary Trust and the Louis Joseph Baltz (Sr.) Family Trust, being the following named beneficiaries: Louis Joseph Baltz, Jr., Barbara Ann Baltz Wehby, Regina Clare Baltz Charlton, Gail Elizabeth Baltz, also known as Sister Mary Louis, O.P., Margaret Angela Baltz Singer, Judith Arlene Baltz Maddox, Steven Thomas Baltz, Virginia Mary Baltz Singer, Philip Daniel Baltz, and Eleanor Christine Baltz, or to their issue per stirpes. The said Family Trust incorporates by reference the beneficiaries, powers, authority, and conditions of the Testamentary Trust to the extent that said beneficiaries, powers, authority, and conditions are relevant and consistent to accomplish the intent of the said Testamentary Trust.

The property conveyed herein is subject to matters of record, applicable easements, and Property Taxes for the current year.

Tracts I and III are unimproved property known as: 0 Whites Creek Pike, Nashville, TN 37207.
Tract II is improved property known as: 3300 Whites Creek Pike, Nashville, TN 37207

WITNESS THE EXECUTION HEREOF this 11th day of June 2014

The Louis Joseph Baltz (Sr.) Testamentary Trust

By: Philip Daniel Baltz, Trustee
Philip Daniel Baltz, Trustee

State of Tennessee)
County of Davidson)

On this 11 the day of June, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Philip Daniel Baltz, Trustee of the Louis Joseph Baltz, (Sr.) Testamentary Trust,** the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument as Trustee, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 0.00

Affiant

Sworn and subscribed before me on this the 11th day of June, 2014.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCELS #:
Philip Daniel Baltz, Trustee		059 00 0 184.00
[redacted]	SAME	059 00 0 185.00
3300 White Creek Pike		059 00 0 199.00
Nashville, TN 37207		