BILL GARRETT, Davidson County
Trans:T20140043586 DEEDQC
Recvd: 06/19/14 14:17 6 pgs
Fees:32.00 Taxes:0.00
20140619-0053713

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R14-1319

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Pauline H. Maupin and Jackson Hicks Maupin, Successor Trustees of the Henry Harmon Maupin Jr. Family Trust and Pauline H. Maupin, Trustee of the Roberta Pauline Hicks Maupin Revocable Trust 2522 Elm Hill Pike Nashville, TN. 37214	New Owner	095-16-0-003 (Tract I) 095-16-0-004 (Tract II) 095-16-0-002 (Tract III)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-0-

R. Pauline Hicks Maupin
Affiant

Subscribed and sworn to before me, this the 13 day of June, 2014.

Notary Public

My Commission Expires: 12-19-16
(Affix Seal)

CHERIE CLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **PAULINE H. MAUPIN AND JACKSON HICKS MAUPIN, SUCCESSORS TRUSTEES OF THE HENRY HARMON MAUPIN, JR. REVOCABLE TRUST DATED SEPTEMBER 26, 2012, as to a fifty percent (50%) interest, and PAULINE H. MAUPIN, TRUSTEE OF THE ROBERTA PAULINE HICKS MAUPIN REVOCABLE TRUST DATED SEPTEMBER 26, 2012, as to a fifty percent (50%) interest,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **PAULINE H. MAUPIN AND JACKSON HICKS MAUPIN, SUCCESSORS TRUSTEES OF THE HENRY HARMON MAUPIN, JR. FAMILY TRUST DATED SEPTEMBER 28, 2012, as to a fifty percent (50%) interest, and PAULINE H. MAUPIN, TRUSTEE OF THE ROBERTA PAULINE HICKS MAUPIN**

REVOCABLE TRUST DATED SEPTEMBER 26, 2012, as to a fifty percent (50%) interest, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Tract I:
A TRACT or parcel of land situated in Davidson County, Tennessee, described as follows, to wit: Being in the 3rd, formerly the 2nd Civil District of said County and State, being part of Lot No. 3 on the Plan of the Lands of General Alvin Gillem, deceased, as of record in Plan Book 1, Page 141, Chancery Court of Nashville, described according to a copy of a survey by Wm. Collier Parrish, Associates, Civil Engineers, dates June 22, 1959, as follows:

BEGINNING at a fence post in the north margin of Elm Hill Road, 305.1 feet west from the centerline of Emery Drive, being 79.5 feet west of the southwest corner of Lakeland Subdivision, of record in Book 2133, Page 15, Register's Office for Davidson County, Tennessee; thence along a fence, North 64 degrees 23 minutes West 105.4 feet to a fence post; thence along a wire fence, North 0 degrees 58 minutes East passing through an 8 inch post, at 259.8 feet, a total distance of 267.2 feet to a point, being a 1 inch iron pipe; thence North 87 degrees 38 minutes West 243.2 feet to a 1 inch iron pipe at a post; and North 81 degrees 23 minutes West 49.7 feet to a post; thence along a fence, South 14 degrees 09 minutes East 124.2 feet to a fence post, and continuing with a wire fence, South 1 degree 57 minutes West 195.5 feet to a fence post in the north margin of Elm Hill Road; thence with the margin of the same, South 87 degrees 34 minutes East 361.5 feet to the point of beginning.

BEING the same property conveyed to H. H. Maupin, Jr., Trustee of the Henry Harmon Maupin, Jr. Revocable Trustee dated September 26, 2016, as to a fifty percent (50%) interest, and Pauline H. Maupin, Trustee of the Roberta Pauline Hicks Maupin Revocable Trust dated September 26, 2012, as to a fifty percent interest, by Quit Claim Deed from H. H. Maupin a.k.a. H. H. Maupin, Jr. and Pauline H. Maupin a.k.a. Pauline Hicks Maupin, as tenants in common with a fifty percent (50%) interest as to each, dated September 28, 2012, of record in Instrument No. 20121009-0092562, Register's Office for Davidson County, Tennessee.

SUBJECT TO AN EASMENT FOR INGRESS AND EGRESS for roadway purposes across the southeast triangular part of the land described herein, said easement being of record in Book 2927, Page 265, Register's Office for Davidson County, Tennessee.

This is improved property located at 2522 Elm Hill Pike, Nashville, Tennessee 37214

Tract II:
A TRACT or parcel of land in the 3rd Civil District of Davidson County, Tennessee, described according to a survey thereof by Harold F. Morris, Surveyor, dated February 11, 1969, as follows:

BEGINNING at an iron pin at a southwest corner of the herein conveyed lands and the northwest corner of lands presently owned by the Grantors herein; thence North 22 degrees 05 minutes 14 seconds West, 28.90 feet to an iron pin; thence North 36 degrees 46 minutes 27 seconds East, 177.22 feet to an iron pin thence North 6 degrees 08 minutes West, 99.4 feet to an iron pin; thence North 84 degrees 04 minutes East, 105.00 feet to a concrete monument, thence North 75 degrees 24 East, 172.40 feet to a concrete monument; thence South 70 degrees 33 minutes West, 369.0 feet to a concrete monument; thence South 35 degrees 57 minutes East, 112.3 feet to a concrete monument; thence South 2 degrees 26 minutes West, 219.0 feet to a point in the northerly margin of Elm Hill Road; thence North 87 degrees 34 minutes West, with said margin

of Elm Hill Road, 79.5 to appoint; thence North 64 degrees 23 minutes West, with line of Maupin, 105.4 feet to a point; thence continuing with line of Maupin, the following calls and distances: North 0 degrees 58 minutes East, 267.2 feet; North 87 degrees 38 minutes West, 243.20 feet and North 81 degrees 23 minutes West, 49.74 feet to the point of beginning, containing 37.9 acres.

BEING the same property conveyed to H. H. Maupin, Jr., Trustee of the Henry Harmon Maupin, Jr. Revocable Trustee dated September 26, 2016, as to a fifty percent (50%) interest, and Pauline H. Maupin, Trustee of the Roberta Pauline Hicks Maupin Revocable Trust dated September 26, 2012, as to a fifty percent interest, by Quit Claim Deed from H. H. Maupin a.k.a. H. H. Maupin, Jr. and Pauline H. Maupin a.k.a. Pauline Hicks Maupin, as tenants in common with a fifty percent (50%) interest as to each, dated September 28, 2012, of record in Instrument No. 20121009-0092562, Register's Office for Davidson County, Tennessee.

ALSO CONVEYED HEREBY TO THE GRANTEES HEREIN, their heirs and assigns, is a five (5) foot water line easement across lands described in Deeds of record in Book 2901, Page 417 and Book 2154, Page 429, Register's Office for Davidson County, Tennessee, and as shown on Boundary Survey of Tracts 1, 2, and 3, part of Roy Jordan property, located on Elm Hill Road, made by Wm. Collier Parrish Associates, Civil Engineers, dated April 23, 1959, and the right to the joint use of a spring located on Parcel A, as shown on Boundary Survey, Tracts 1, 2, and 3, part of Roy Jordan property, located on Elm Hill Road and a ten foot easement from Grantees hereinafter owned lands across lands to said spring described hereinabove, said use of said spring and right of ingress and egress being derived by Grantors in deeds of record in Book 4311, Page 749, and in book 2154, Page 429, Register's Office for Davidson County, Tennessee.

This is unimproved property located at 2522 Elm Hill Pike, Nashville, Tennessee 37214

Tract III:
A TRACT or parcel of land situated in Davidson County, Tennessee, described as follows, to wit:

BEING part of Lot No. 3 on the map of Alvin Gillem Lands as of record in Plan Book 1, Page 145, Chancery Court at Nashville, and described according to a survey by Harold F. Morris, surveyor, dated 14th of April, 1969, as follows:

LAND in the 3rd Civil District of Davidson County, Tennessee, located on the northerly side of Elm Hill Road and beginning at a point on said northerly margin of Elm Hill Road at the southwest cornet of the property presently owned by Harmon H. Maupin and wife; thence with the northerly margin of Elm Hill Road, South 89 degrees, 34 minutes 56 seconds West a distance of 158.75 feet to a point on said margin; thence, continuing with said margin, North 88 degrees 50 minutes 39 seconds West a distance of 167.87 feet to a point on said margin, being the southeast corner of the Alex E. Little property; thence leaving Elm Hill Road, North 12 degrees 36 minutes 55 seconds East 259.60 feet with Little's easterly line to a point in which is the northeasterly corner of the Little Property and the southeasterly corner of the remainder of the Hicks property; thence North 14 degrees 32 minutes 11 seconds East a distance of 295.16 feet to a point in the fence on the southerly margin of a small lane which is 13.2 feet in width, more or less; thence North 85 degrees 16 minutes 35 seconds East a distance of 81.96 feet along the southerly margin of said lane and with said fence to a point; thence continuing with said fence to a point; thence continuing with said fence and the southerly margin of said lane North 84 degrees 23 minutes 18 seconds East a distance of 199.07 feet to a point in the southerly margin of said lane which is 13.8 feet, more or less, in width at that point; thence South 6 degrees 09 minutes 41

seconds West a distance of 84.4 feet to a point; thence South 36 degrees 46 minutes 27 seconds West a distance of 177.22 feet to a point; thence South 22 degrees 05 minutes 14 seconds East, a distance of 58.9 feet to a point; thence South 13 degrees 13 minutes 05 seconds East a distance of 124.22 feet to appoint; thence South 2 degrees 23 minutes 21 seconds West, a distance of 193.71 feet to the point of beginning and containing 3.52 acres, more or less.

BEING the same property conveyed to H. H. Maupin, Jr., Trustee of the Henry Harmon Maupin, Jr. Revocable Trustee dated September 26, 2016, as to a fifty percent (50%) interest, and Pauline H. Maupin, Trustee of the Roberta Pauline Hicks Maupin Revocable Trust dated September 26, 2012, as to a fifty percent interest, by Quit Claim Deed from H. H. Maupin a.k.a. H. H. Maupin, Jr. and Pauline H. Maupin a.k.a. Pauline Hicks Maupin, as tenants in common with a fifty percent (50%) interest as to each, dated September 28, 2012, of record in Instrument No. 20121009-0092562, Register's Office for Davidson County, Tennessee.

The Grantors likewise hereby convey to the Grantees herein, the joint use of a spring located on a tract of land marked Parcel "A" of a survey by W.W. Turner Co., engineers, dated the 9th day of July, 1953, together with the right of ingress and egress to and from said spring crossing Parcel "A" on said survey and the northerly portion of the remaining Hicks Lands to the land herein conveyed. (Basically this means the right of ingress and egress to the spring or creek located at the westerly end of the small lane which runs along the northerly boundary of the property herein conveyed.

This is unimproved property located at 2518 Elm Hill Pike, Nashville, Tennessee 37214

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and TrustLand Title & Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

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.

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

[Remainder of page was intentionally left blank]

IN WITNESS WHEREOF, this instrument has been executed this the 13 day of June, 2014.

HENRY HARMON MAUPIN, JR.
REVOCABLE TRUST DATED SEPTEMBER 26, 2012

By: Pauline H. Maupin
Pauline H. Maupin, Successor Trustee

By: Jackson Hicks Maupin
Jackson Hicks Maupin, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Pauline H. Maupin and Jackson Hicks Maupin, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the Successor Trustees of the Henry Harmon Maupin, Jr. Revocable Trust, the within named bargainor, a trust, and that they as such Successor Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the trust, by the said Pauline H. Maupin and Jackson Hicks Maupin as Successor Trustees.

IN WITNESS WHEREOF, this the 13 day of June, 2014.

CHERIE CLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 10-19-16

IN WITNESS WHEREOF, this instrument has been executed this the 13 day of June, 2014.

ROBERTA PAULINE HICKS MAUPIN REVOCABLE TRUST DATED SEPTEMBER 26, 2012

By: Pauline H. Maupin
Pauline H. Maupin, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Pauline H. Maupin, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Trustee of the Roberta Pauline Hicks Maupin Revocable Trust, the within named bargainor, a trust, and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the trust, by the said Pauline H. Maupin as Trustee.

IN WITNESS WHEREOF, this the 13 day of June, 2014.

CHERIE CLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Cherie Cline
Notary Public
My Commission Expires: 10-19-16