BILL GARRETT, Davidson County
Trans:T20140058128 DEEDQC
Recvd: 08/08/14 10:00 2 pgs
Fees:12.00 Taxes:0.00
20140808-0071506

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

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

AFFIANT

Subscribed and sworn to before me
This 31st day of July, 2014.

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My Commission Expires: 8.14.17

ADDRESS OF NEW OWNER:
120 Donelson Pike Ste 102
Nashville, TN 37214

SEND TAX BILLS TO:
NEW OWNER

Map/Parcel:
096010B00200CO and
015-070.03

QUITCLAIM DEED

In consideration of $10.00 and other good and valuable consideration, Harry McNutt, Trustee of the McNutt Trust I 2009, ("**Grantor**"), hereby conveys all of her undivided right, title and interest to the hereinafter described property to Harry McNutt, unmarried, ("**Grantee**"). Said property conveyed herein is described as follows:

Tract 1: 120 Donelson Pike Suite 102, Nashville TN 37214
Land in Davidson County, Tennessee, being Units No. 102, as shown on the One Hundred Twenty Donelson Pike Office Condominium, a Horizontal Property Regime, filed as Exhibit "C" to and established by the Master Deed of record in Book 6974, Page 649, Register's Office for Davidson county, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unite and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.
Being the same property conveyed to Harry McNutt, a single person by Warranty Deed dated 12/31/1986 from Frank C. Batson and wife, Judy W. Batson, Ronald G. Grizzard and wife, Debra V. Grizzard of record in Book 7156, Page 841, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Harry McNutt, Trustee for McNutt Trust I 2009 by Quit Claim Deed dated 12/17/2009 from Harry McNutt, a single man of record in Instrument 200912230116833, Register's Office for Davidson County, Tennessee.

Tract 2: 9575 Goose Branch Road, Bon Aqua TN 37025
Land in the 5th Civil District of Hickman County, Tennessee, described according to a survey made by James R. Jenkins, Surveyor, on November 11, 1977, as follows:Beginning on the Southwest corner of a 15.4 acre tract belonging to Lynn M. Balloum and Jimmy O. Phillips; thence running with south boundary of said 15.4 acre tract, S 88 deg. E 754 feet; thence S 7 deg. W 341 feet crossing a County Road to a point in the center of a railroad; thence running down railroad S 54 deg. 15' W 3617 feet to a trestle over Big Spring Creek; thence running down creek, N 71 deg. W 205 feet, N 69 deg. W 200 feet to the intersection of Big Spring Creek and Tidwell Branch, thence running up Tidwell Branch as follows: N 12 deg. 30'E 66 feet; N 41 deg. 30' E 185 feet; N 17 deg. E 256 feet; N 1 deg. 30' W 200 feet; N 14 deg. W 210 feet; N 1 deg. W 157 feet; N 23 deg. E 158 feet; N 5 deg.30' E 200 feet; N 1 deg. W 400 feet; N 16 deg. W 100 feet; N 22 deg. E 570 feet; N 51 deg. E 270 feet; N 35 deg. E 160 feet; N 39 deg. E 158 feet; N 9 deg. E 133 feet; N 2 deg. E 124 feet; N 20 deg. W 196 feet; N 45 deg. W 148 feet; N 28 deg. W 114 feet; N 25 deg. E 71 feet; N 1 deg. E 140 feet; thence leaving branch and running S 49 deg. E 256 feet; S 87 deg. E 1068 feet; S 86 deg. E 782 feet; S 84 deg. E 467 feet; thence S 5 deg. W 408 feet; N 48 deg. W 460 feet; thence S 5 deg. 45' W 630 feet to the beginning.

Being the same property conveyed to Harry McNutt, Trustee for McNutt Trust I 2009 by Quit Claim Deed dated 12/17/2009 from Harry McNutt, a single man of record in Book 25, Page 8975, Register's Office for Hickman County, Tennessee.

This is improved property known as 120 Donelson Pike Suite 102, Nashville TN 37214 and 9575 Goose Branch Road, Bon Aqua TN 37025

This conveyance is subject to all lawful easements and restrictions of record.

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

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, this document was executed this 31st day of July, 2013.

Harry McNutt of the McNutt Trust I 2009

BY: Harry McNutt Trustee

Harry McNutt, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Harry McNutt, with whom I am personally acquainted and who proved herself to be the Trustee of the McNutt Trust I 2009 and who, being authorized to do so, acknowledge that she executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2014.

Marilyn C Newman

Notary Public

My Commission Expires: 8-14-17