BILL GARRETT, Davidson County
Trans:T20140069393 DEEDQC
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20140917-0085078

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from information supplied by the parties

Grantee: Lisa B. Kinnie
4448 Hannah Ford Road
Pegram, Tennessee 37143

Send tax notice to: Grantee

Map Parcel Number: Map 168, Parcel, 76

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Lisa B. Kinnie*, Successor Trustee of Trust B** under The Beard Family Trust U/A dated October 10, 2000** ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Lisa B. Kinnie** ("Grantee"), Trust B's one-half (1/2) undivided interest as Tenant-in-Common in and to a certain tract of land located at 9027 Highway 100, Nashville in Davidson County, Tennessee, more fully described as:

> BEGINNING at a stake in what was formerly the Old Nashville and Centerville Road, now state Highway No. 100 and in the north boundary line of a tract of 52 1/2 acres purchased by Dr. J. N. Smith from Ed L. Smith thence with said Dr. J. N. Smith line S. 17 deg E. 66 poles to a stake on ridge with a large sugar tree pointer standing 5 ft. S. E. of the corner, thencewith his line S. 82 deg. W. 6 2/5 poles to a stake in west boundary line of 52 1/2 acre tract with 2 small hickory and elm pointers and in what was formerly Ed Smith's line later Z. E. Hunts line at present said Ed Smith line thence with his line N. 14 deg. W. 6 1/3 poles to a beech on ridge thence with his line N. 32 deg. W.

39 poles to a stake near a cedar his corner in south boundary of graveyard for colored people thence with their line N. 80 deg. E. 10 poles to a stone their corner thence with their line N. 12 deg W. 6 poles and 16 links to a stone their corner thence with their line S. 80 deg. W. 11 2/5 poles to a stake their corner at their private road, thence with E. edge of said road & line N. 12 deg. W. 14 poles to a stake in state highway their corner thence along said highway N. 75 deg. E. 15 2/10 poles to the beginning containing 4 3/5 acres more or less north west corner of 52 1/2 acre tract sold to Dr. J. N. Smith by Ed L. Smith by deed of record in Deed Book No. 444, Page 154, R.O.D.C.

BEING the same property conveyed to T. H. Austin and wife, Vernon Austin by deed from Dr. J. N. Smith and wife of record in Book 1102, Page 59 R.O.D.C., Tennessee, the said T. H. Austin having since died.

Description is taken from prior deed of record; for prior title, *see* Book 8335, Page 886 in the Register's Office of Davidson County, Tennessee. This is improved real property known as 9027 Highway 100, Nashville, TN 37221.

*Lisa B. Kinnie is also known as Lisa Ann Kinnie.

** Trust B is also known as the Louise A. Beard Trust B U/A dated October 10, 2000.

Being the same property conveyed by *Affidavit of Heirship* which was executed by Charles Macy Beard, the nominated personal representative for and surviving spouse of Louise A. Beard who died on June 4, 2013, of record in Instrument Number 20131021-0109747, Register's Office, Davidson County, Tennessee, to Louise A. Beard and Lucille A. Jenkins, each a one-half (1/2) undivided interest as Tenant-in-Common.

Louise A. Beard's one-half interest was then conveyed by Executor's Deed by Charles Macy Beard as Limited Executor for the Estate of Louise A. Beard pursuant to an Order of Probate for Muniment of Title, to Charles Macy Beard and Lisa Ann Kinnie, Co-Trustees of the Beard Family Trust U/A dated October 10, 2000, of record in Instrument Number 20131127-0121664.

The Beard Family Trust's one-half interest was then conveyed by Quit Claim Deed from Charles Macy Beard and Lisa Ann Kinnie, Co-Trustees of the Beard Family Trust U/A dated October 10, 2000 to Charles Macy Beard, Trustee of Trust B dated October 10, 2000, of record in Instrument Number 20131213—0126359, Register's Office, Davidson County, Tennessee. Charles Macy Beard died on May 21, 2014 and Lisa B. Kinnie succeeded him as Successor Trustee of Trust B. A *Certificate of Trust Existence and Authority* is being recorded contemporaneously herewith.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on the 3rd day of September 2014.

Lisa B. Kinnie

Lisa B. Kinnie, Successor Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Lisa B. Kinnie, Successor Trustee,** with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of September 2014.

NOTARY PUBLIC

My Commission Expires: 7-1-17

JULIE F. TRAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is One Dollar ($1.00).

Lisa B. Kinnie
AFFIANT

Sworn to and subscribed to before me by Lisa B. Kinnie on the 3rd day of September, 2014.

NOTARY PUBLIC

My Commission Expires: 7-1-17

JULIE F. TRAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY