This instrument prepared by:
LAW OFFICE OF TONI WAYNICK RUTGERSON
200 Nashboro Blvd
P.O. Box 17116
Nashville, TN 37217
(615) 885-5707

Davidson County DEEDQC
Recvd: 09/17/14 11:16 5 pgs
Fees:27.00 Taxes:0.00
20140917-0085261

ADDRESS OF NEW OWNER:
Harold P. Bone
72 Woodmont Drive
Winchester, TN 37398

SEND TAX BILL TO:
To New Owner

PARCEL ID:
05312026800

THIS INSTRUMENT PREPARED BY INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITH NO TITLE SEARCH PERFORMED.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that K&H II, LLC was formed with the Tennessee Secretary of State on December 21, 2007 with Harold P. Bone and wife, Katherine G. Bone as sole members, each owning a ½ undivided interest in the company. Katherine G. Bone died on July 30, 2013, as evidenced by a copy of her death certificate attached hereto as "Exhibit A". The limited liability company was administratively dissolved by the Tennessee Secretary of State on August 13, 2013, and (pursuant to T.C.A.§ 48-249-610(e), T.C.A.§ 48-249-620, and the LLC Operating Agreement) K&H II, LLC began the winding up process so the real property may be distributed among its members according to their interests. In consideration of the winding up process, Harold P. Bone, as Executor of the Estate of Katherine G. Bone (Davidson Co. Probate Case No. 13P1427) conveyed any and all interest Katherine G. Bone owned in K&H II, LLC at the time of her death in a transfer of membership interest, attached hereto as "Exhibit B". Further, Harold P. Bone, as Executor of the Estate of Katherine G. Bone, joins in the execution of this Quitclaim Deed to convey any and all interest Katherine G. Bone or the Estate of Katherine B. Bone may have in this property. As a result, **Harold P. Bone hereby receives an undivided, fee simple, interest in the below described property** as evidenced by his Affidavit, attached as "Exhibit C".

For and in consideration of Ten and 00/100 ($10.00) Dollars, Harold P. Bone, individually, as a successor and assign of K&H II, LLC (having since been dissolved), and as Executor for the Estate of Katherine G. Bone, has bargained and sold, and does hereby remise, release and forever quitclaim unto Harold P. Bone, his heirs and assigns, the entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Being Lot 2 on the Final Plat of Bone Subdivision of record at Instrument No. 20070227-0024217 in the Register's Office for Davidson County, Tennessee, to which Plat reference is made for a more complete description.
>
> Being the same property conveyed to K&H I, LLC by Quitclaim Deed of record as Instrument No. 20071207-0141713 in the Register's Office for Davidson County, Tennessee, and further conveyed to K&H II, LLC by Deed of Correction of record as Instrument No. 20100604-0043384 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, limitations, encumbrances, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2014 and subsequent years.

This is improved property known as:
3209 Old Hickory Blvd, Old Hickory, Tennessee 37138

[SIGNATURES ON FOLLOWING PAGE]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $0.00.

Harold P. Bone
Affiant

Subscribed and sworn to before me this 15th day of September, 2014.

Notary Public

TONI RUTGERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Comm. Expires June 1, 2016

IN WITNESS WHEREOF I have hereunto set my hand on this the 15th day of September, 2014.

Harold P. Bone
HAROLD P. BONE, individually and as successor and assign of the dissolved limited liability company, K & H II, LLC

Harold P. Bone
HAROLD P. BONE, Executor
Of the Estate of Katherine G. Bone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harold P. Bone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Subscribed and sworn to before me this 15th day of September, 2014.

Notary Public

CERTIFICATION
I, Toni Rutgerson, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Toni Rutgerson

TONI RUTGERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Comm. Expires June 1, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of September, 2014 personally appeared before me, Rebecca R. Waynick, a notary public for this county and state, Toni Rutgerson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca R. Waynick

My Commission Expires:

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN
My Comm. Expires July 7, 2015

STATE OF TENNESSEE
Office of Vital Records

Exhibit A

13 145 94

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER

1. DECEDENT'S LEGAL NAME (Incl. Suffix)	Katherine Griffin Bone
2. SEX	Female
3. DATE OF DEATH (Month, Day, Year)	July 30, 2013
4. TIME OF DEATH	10:45 AM
5a. AGE-Last Birthday (Years)	63
6. BIRTHPLACE (City and State or Foreign Country)	Nashville, TN
7. DATE OF BIRTH (Month, Day, Year)	December 30, 1949
8. PLACE OF DEATH	Alive Hospice The Residence
9a. CITY OR TOWN	Nashville
9b. COUNTY OF DEATH	Davidson
10. MARITAL STATUS	Married
11. SURVIVING SPOUSE (If wife, give name prior to first marriage)	Harold P. Bone
12a. DECEDENT'S USUAL OCCUPATION	Homemaker
12b. KIND OF BUSINESS/INDUSTRY	Housewife
13. SOCIAL SECURITY NUMBER	[redacted]201
14. RESIDENCE-STATE OR FOREIGN COUNTRY	Tennessee
15a. COUNTY	Davidson
15b. CITY OR TOWN	Nashville
15c. STREET AND NUMBER	324 Clearlake Dr. West
15d. INSIDE CITY LIMITS	Yes
15e. ZIP CODE	37217
16. WAS DECEDENT EVER IN U.S. ARMED FORCES?	No
17. DECEDENT'S EDUCATION	12th grade or less
18. DECEDENT OF HISPANIC ORIGIN?	No, not Spanish/Hispanic/Latino
19. DECEDENT'S RACE	White
20. FATHER'S NAME (First, Middle, Last)	Glenn Griffin
21. MOTHER'S NAME PRIOR TO FIRST MARRIAGE (First, Middle, Last)	N/A
22a. INFORMANT'S NAME	Harold P. Bone
22b. RELATIONSHIP TO DECEDENT	Husband
22c. MAILING ADDRESS (Street and Number, City, State, Zip Code)	324 Clearlake Dr. W. Nashville, TN 37217
23a. METHOD OF DISPOSITION	Cremation
23b. PLACE OF DISPOSITION (Name of Cemetery, other place)	Nashville Cremation Service
23c. LOCATION - City or Town and State	Nashville, TN
24a. SIGNATURE OF FUNERAL DIRECTOR	Charles Howard Teague II
24b. LICENSE NUMBER	5845
24c. SIGNATURE OF EMBALMER	N/A
24d. LICENSE NUMBER OF FUNERAL HOME	933
24e. NAME AND ADDRESS OF FUNERAL HOME	Woodlawn Roesch Patton Funeral Home 660 Thompson Lane Nashville, TN 37204
25a. SIGNATURE OF REGISTRAR	Catherine Haralson
25b. DATE FILED (Month, Day, Year)	August 1, 2013
26. CERTIFICATION (Check only one)	CERTIFIER - On the basis of my knowledge, death occurred at the date and place, and due to the cause(s) and manner stated.
27a. SIGNATURE OF CERTIFIER	[signature]
27b. LICENSE NUMBER	45592
27c. DATE SIGNED (Month, Day, Year)	07/31/2013
27d. NAME OF CERTIFIER	[illegible] 1718 Patterson Street, Nashville, TN 37203
28. PART I. Enter the chain of events - diseases, injuries, or complications - that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. Enter only one cause on a line.	IMMEDIATE CAUSE: SUSPECTED METASTATIC ADENOCARCINOMA
	a. GALLBLADDER CANCER
	b.
	c.
	d.
29. PART II. Other significant conditions contributing to death but not resulting in the underlying cause given in PART I.	
30a. WAS AN AUTOPSY PERFORMED?	No
30b. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE CAUSE OF DEATH?	No
31. MANNER OF DEATH	Natural
32. DID TOBACCO USE CONTRIBUTE TO DEATH?	No
33. IF TRANSPORTATION INJURY, SPECIFY	
34a. DATE OF INJURY (Month, Day, Year)	
34b. TIME OF INJURY	
34c. INJURY AT WORK?	No
34d. PLACE OF INJURY - at home, farm, street, factory, office building, etc. (Specify)	
34e. DESCRIBE HOW INJURY OCCURRED	
34f. LOCATION OF INJURY (Street and Number, City or Town, State)	

PH-1000 (Rev. 10-2011)

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

6163176

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977.

6163176

Catherine D. Haralson, RN, BA
STATE REGISTRAR

John J. Dreyzehner, MD, MPH, FACOEM
COMMISSIONER

Date Issued: AUG 01 2013

CERTIFICATION OF VITAL RECORD

Exhibit B

TRANSFER OF INTEREST IN

K&H II, LLC

I, Harold P. Bone, as Executor of the Estate of Katherine G. Bone, hereby transfer, to the fullest extent permitted by law, all the interest Katherine G. Bone owned in K&H II, LLC at the time of her death to **HAROLD P. BONE** (This document shall be construed as a complete transfer of all Katherine G. Bone's right, title and interest, believed to be 50%, in K&H II, LLC).

HAROLD P. BONE, Transferor
Executor of the Estate of Katherine G. Bone

HAROLD P. BONE

STATE OF TENNESSEE
COUNTY OF SEPTEMBER

Sworn to and subscribed before me this 15th day of September, 2014.

Notary Public
My Commission Expires:

TONI RUTGERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Comm. Expires June 1, 2016

AFFIDAVIT

Comes now, HAROLD P. BONE, of lawful age, and after being duly sworn would depose as follows:

1. On December 21, 2007, K&H II, LLC was formed with the Tennessee Secretary of State.
2. Harold P. Bone and his wife, Katherine G. Bone, each owned one-half (1/2) of the membership interest. At no time was there any other member of this company.
3. Real property was obtained in the LLC's name, of record in the Davidson County Register of Deeds office as Instrument No. 20100604-0043384, and described as follows: ("Real Property")

> Being Lot 2 on the Final Plat of Bone Subdivision of record at Instrument No. 20070227-0024217 in the Register's Office for Davidson County, Tennessee, to which Plat reference is made for a more complete description.
> Being the same property conveyed to K&H I, LLC by Quitclaim Deed of record as Instrument No. 20071207-0140713 in the Register's Office for Davidson County, Tennessee, and further conveyed to K&H II, LLC by Deed of Correction of record as Instrument No. 20100604-0043384 in the Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 3209 Old Hickory Blvd, Old Hickory, Tennessee 37138.

4. Katherine G. Bone died on July 30, 2013.
5. The limited liability company was administratively dissolved by the Secretary of State on August 13, 2013.
6. Pursuant to T.C.A. 48-249-610 the limited liability company has been wound up and distributed to the membership holders according to their interests.
7. The executor for the Estate of Katherine G. Bone transferred any and all of her interest to Harold P. Bone as part of the winding up process.
8. I understand that Toni Waynick Rutgerson, Attorney at Law, David J. Waynick, Attorney at Law, and Brokers Escrow Services, Inc. have relied on the information contained in this affidavit.

AFFIANT FURTHER SAYETH NAUGHT.

HAROLD P. BONE

Sworn to and subscribed before me this 15th day of September, 2014.

Notary Public

TONI RUTGERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Comm. Expires June 1, 2016