BILL GARRETT, Davidson County
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20141006-0092419

This Instrument Was Prepared By:
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750 Old Hickory Blvd.
Building Two, Suite 150
Brentwood, TN 37027

EXECUTOR'S QUITCLAIM DEED

ADDRESS OF NEW OWNERS	SEND TAX BILLS TO	MAP / PARCEL NO.
James J. Keras, Jr. and James J. Keras, Jr., Trustee 2080 Covington Pike Memphis, TN 38128	SAME	Map/Parcel: 116-13-A-005

KNOW ALL MEN BY THESE PRESENTS, that **JAMES J. KERAS, JR., EXECUTOR OF THE ESTATE OF CATHERINE C. KERAS** ("Grantor"), to fulfill the terms of the Last Will and Testament of Catherine C. Keras, and for no monetary consideration, the receipt and sufficiency of which is hereby acknowledged, conveys unto *each* of **JAMES J. KERAS, JR., individually, and to JAMES J. KERAS, JR. as Trustee of the GRETCHEN KERAS HART TRUST under the Last Will and Testament of Catherine C. Keras** (the "Grantees"), a one-half (1/2) undivided interest, each to hold such one-half (1/2) undivided interest as a tenant in common with the other Grantee herein, in and to a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Condominium Unit No. 37-A on the plan of Sedberry Place, of record in Book 5050, page 81 which amends the plan of Harding Park, II of record in book 4860, page 103 both in said Register's Office for said County and to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Catherine C. Keras, by Warranty Deed of record as Instrument number 00009385-0000376, Register's Office for Davidson County, Tennessee. The said Catherine C. Keras having died on April 2, 2009, leaving a Last Will and Testament admitted to probate by the Circuit Court for Davidson County, Tennessee (Docket No. 09P502), this deed is executed to fulfill the terms of her Last Will and Testament.

Meredith Keras Moriarty, James J. Keras, Jr. and Gretchen Keras Hart, beneficiaries of the Estate of Catherine C. Keras, join in the conveyance for purposes of affirming the conveyance herein comports with their agreement to distribute the decedent's property pursuant to said Will, and to distribute the subject real property on a non-pro rata basis to Grantees herein.

This is improved(X) property, known as 6020 Sedberry Road, Nashville, TN 37205
(House Number) (Street) (City or Town) (Postal Zip)

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor this the 27 day of June, 2014.

James J. Keras, Jr., Executor

James J. Keras, Jr., Individually/Beneficiary

Gretchen Keras Hart, Beneficiary

Meredith Keras Moriarty, Beneficiary

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **James J. Keras, Jr., Executor of the Estate of Catherine C. Keras,** to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by him for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 27 day of June, 2014.

Notary Public
My Commission Expires: 11-15-2014

STACY CLARK
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 11-15-2014

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **James J. Keras, Jr., individually,** to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by him for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 27 day of June, 2014.

Notary Public
My Commission Expires: 11-15-2014

STACY CLARK
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 11-15-2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **Gretchen Keras Hart,** to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by her for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 27th day of June, 2014.

Notary Public
My Commission Expires: GAIL SMITH BRADFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE)
COUNTY OF _____)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **Meredith Keras Moriarty,** to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by her for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 27 day of June, 2014.

Notary Public
My Commission Expires: 11-15-14

STACY CLARK STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 11-15-2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ -0-.

Affiant

Subscribed and sworn to before me,
this the 27 day of June, 2014.

Notary Public
My Commission Expires: 11-15-2014

STACY CLARK
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 11-15-2014