QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY Ryan Simmons, The Higgins Firm, 525 Fourth Ave. S., Nashville, TN 37210 (615) 353-0930		
NEW OWNER(S) AS FOLLOWS: **Kristen Eady** **Nicole Bastin**	SEND TAX BILLS TO: **607 Windtree Pass** **Mt. Juliet, TN 37122**	MAP-PARCEL NUMBERS: **095 07 0 010.00**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

KRISTEN EADY and NICOLE BASTIN, as Co-Executrixes for the Estate of Tony F. Reagan, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 14P-985

HEREINAFTER called the GRANTORS, has bargained and sold, and by these presents does transfer and convey unto

KRISTEN EADY and NICOLE BASTIN, each an undivided one-half interest as Tenants in Common, as beneficiaries of the Estate of Tony F. Reagan

HEREINAFTER called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

Being Lot No. 166 on the Plan of Merry Oaks, as of record in Book 1835, Pages 67 and 68, Register's Office of said County, and described as follows:

Beginning at a point in the easterly margin of Blue Hills Drive, the common corner of Lots 165 and 166; thence with the line between said lots, northeasterly 225 feet to a point in the southerly line of Lot 161; thence with the line between Lots 161 and 166, easterly 19 feet to the common corner of said lots and of Lots 160 and 168; thence with the line between 166 and 168, southerly 121.3 feet to the common corner of Lots 166 and 167; thence with the line between said lots, southwesterly 171.6 feet to the easterly margin of Blue Hills Drive; hence with the margin of the same northwesterly 76 feet to the beginning.

Being the same property conveyed to Tony F. Reagan, unmarried, by Warranty Deed from Mary Thomas Thomas and husband, Neil Thomas of record in Book 11324, Page 291 said Register's Office. That said Tony F. Reagan having since deceased testate with his Last Will and Testament being probated of record in Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 14P-985.

This is improved property known as **223 Blue Hills Drive, Nashville, Tennessee 37211**.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

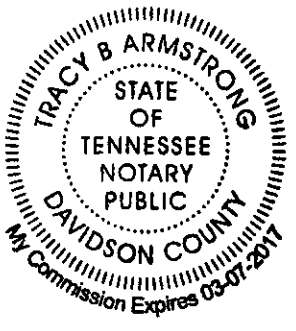
BILL GARRETT, Davidson County
Trans:T20140086953 DEEDQC
Recvd: 11/18/14 15:09 3 pgs
Fees:17.00 Taxes:0.00
20141118-0106395

WITNESS THE EXECUTION HEREOF this the 7th day of November, 2014.

KRISTEN EADY, Co-Executrix of the Estate of Tony F. Reagan

NICOLE BASTIN, Co-Executrix of the Estate of Tony F. Reagan

***This deed is prepared at the request of the parties and no title search has been performed. Legal description taken from prior deed of record.**



STATE OF TENNESSEE
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that, **KRISTEN EADY** and **NICOLE BASTIN,** Co-Executrixes for the Estate of Tony F. Reagan, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 7th day of Nov., 2014.

TRACY B ARMSTRONG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2017

Tarmstrong
NOTARY PUBLIC
My Commission Expires: 3/7/17

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

Kristen Eady
AFFIANT

Nicole Bastin
AFFIANT

Sworn to and subscribed to before me this 7 day of November, 2014.

TRACY B ARMSTRONG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2017

Tarmstrong
NOTARY PUBLIC
My Commission Expires: 3/7/17