BILL GARRETT, Davidson County
Trans:T20140092221 DEEDQC
Recvd: 12/10/14 08:48 4 pgs
Fees:22.00 Taxes:0.00
20141210-0112910

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444
(615) 627-4448 fax
jeff@howardmobley.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Vivian Brown
AFFIANT

Subscribed and sworn to before me this 9th day of December, 2014.

Lindsay Keefe
Notary Public

My Commission Expires: LINDSAY KEEFE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY December 6, 2016

Address of New Owners:	Send Tax Bills To:	Parcel Identification No.
Alfred M. Smith, Jr., **Vivian E. Smith Brown, and** **Robert D. Smith** **4401 Georgian Place** **Nashville, TN 37215**	**c/o Spiva Hill** **4121 Hillsboro Pike** **Suite 302** **Nashville, TN 37215**	**131 02 0 036.00**

TRUSTEE'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that ALFRED M. SMITH, JR., VIVIAN ELIZABETH SMITH BROWN and ROBERT D. SMITH, Co-Trustees of the Qualified Terminable Interest Trust known as the Dorothy Draughon Smith Green Hills Trust, established under the Last Will and Testament of Dorothy Draughon Smith dated July 18, 1994 (the "Trust"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the Trust, hereby releases, remises and quitclaims unto ALFRED M. SMITH, JR., VIVIAN ELIZABETH SMITH BROWN and ROBERT D. SMITH, hereinafter collectively called

the Grantee, and the Grantee's heirs and assigns, all right title and interest of the Trust in and to a certain parcel of land in the State of Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

After this conveyance, Alfred M. Smith, Jr. will own a 16.66% interest, Vivian Elizabeth Smith Brown will own a 16.67% interest, Robert D. Smith will own a 16.67% interest, Jack M. Palmer, Jr. will own a 12.5% interest, Melinda P. Hamilton will own a 12.5% interest, Vivian Woodhouse will own a 12.5% interest, and James D. Palmer will own a 12.5% interest, of the subject property as tenants in common.

WITNESS our hands this 5th day of December, 2014.

Alfred M. Smith, Jr., Co-Trustee

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alfred M. Smith, Jr., Co-Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of December, 2014.

Notary Public

My Commission Expires: December 19 2016

JOY BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires Dec. 19, 2016

Vivian Elizabeth Smith Brown

Vivian Elizabeth Smith Brown, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vivian Elizabeth Smith Brown, Co-Trustee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of December, 2014.

Lindsay Keeffe

Notary Public

My Commission Expires: LINDSAY KEEFFE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: December 6, 2016

Robert D Smith

Robert D. Smith, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert D. Smith, Co-Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3 day of December, 2014.

Notary Public

My Commission Expires: 6/24/18

ANGELA J. CHOWNING STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being a tract marked "Draughon" and Lot No. 13 in Block "A" in the Hillsboro-Hobbs Road Subdivision, not of record, described together according to a survey made by J.R. Scott, Surveyor, December 5, 1939, as follows:

Beginning at a point in the westerly margin of Hillsboro Road 190 feet northerly from the northerly margin of Hobbs Road; running thence North 55° degrees, 30' west 200 feet to a stake; thence North 39° East 60 feet to a stake; thence South 55° 30' East 50 feet; thence northeast 50 feet to a point; thence southeast 150 feet to westerly margin of Hillsboro Road; thence with the same South 38° West 110 feet to the beginning.

Together with a non-exclusive easement of ingress and egress as more fully set out in agreement between R.H. Cottrell, Jr. and wife, and Janie Naron Draughon, of record in Book 3033, page 612, Register's Office for said County.

Being the same property interest conveyed to the Qualified Terminable Interest Trust established under the Last Will and Testament of Dorothy Draughon Smith dated July 18, 1994, known as the Dorothy Draughon Smith Green Hills Trust, by Affidavit of record as Instrument Number 20030917-0137297, Register's Office for Davidson County, Tennessee.

Dorothy Draughon Smith died on August 6, 2002. Upon the death of Dorothy Draughon Smith, the subject property interest was conveyed to Alfred M. Smith, Jr., Vivian Elizabeth Smith Brown and Robert M. Smith, as Co-Trustees Qualified Terminable Interest Trust known as the Dorothy Draughon Smith Green Hills Trust, established under the Last Will and Testament of Dorothy Draughon Smith dated July 18, 1994, of record in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket Number 02P-2043. Said Trust was to hold the property for the lifetime of Alfred M. Smith, Sr., and upon the death of Alfred M. Smith, Sr., the Last Will and Testament of Dorothy Draughon Smith transfers and conveys any and all interest of the Trust in the above described realty to Alfred M. Smith, Jr., Vivian Elizabeth Smith Brown, and Robert D. Smith in equal shares.

Alfred M. Smith, Sr. died April 13, 2013. The estate of Alfred M. Smith, Sr. was duly admitted to probate on May 7, 2013 in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, as Case No. 13P-787.

This is improved property known generally as 4115-4117 Hillsboro Road, Nashville, Tennessee 37215, commonly referred to as the Village Green Shopping Center.