This Instrument Prepared By:
Sherrard & Roe PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Davidson County DEEDWARR
Recvd: 12/18/14 11:23 5 pgs
Fees:27.00 Taxes:0.00
20141218-0115869

EXECUTOR'S DEED

Address New Owners:
James N. McFarlin, Jr., et. al.
980 Battle Road
Nolensville, TN 37135

Send Tax Bills To:
same

Map/Parcel Number:
Map 187
Parcel 63

WHEREAS, William T. McFarlin (the "Decedent") died on March 19, 2014 and Decedent's Last Will and Testament, dated April 1, 1996, was admitted to probate on May 8, 2014, as File No. 14P-711 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (the "Will");

WHEREAS, James N. McFarlin, Jr. is the duly appointed Executor (the "Executor") of the Decedent's Estate (the "Estate") under the Will; and

WHEREAS, the Executor desires to convey all of the Decedent's right, title and interest in and to certain real property located in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference (the "Property"), to (i) James N. McFarlin, Jr., as to a 50% undivided interest and (ii) Donna Renata Dobson, as to a 50% undivided interest, in order to settle matters of the Estate in accordance with the terms of the Will.

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Executor hereby transfers, and conveys all of the Executor's right, title and interest in the Property to (i) James N. McFarlin, Jr., as to a 50% undivided interest, and (ii) Donna Renata Dobson, as to a 50% undivided interest (the "Beneficiaries").

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

This is improved property known as 980 Battle Road, Nolensville, Tennessee 37135.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiaries, their successors and assigns, forever; and the Executor hereby transfers, assigns, and sets over unto the Beneficiaries, all of the Estate's right, title and interest in the said Property with full benefit of the Executor's warranties to the maximum extent that he can or should do as Executor, but not further or otherwise.

IN WITNESS WHEREOF, the Executor has executed this instrument this 18th day of December, 2014.

James N. McFarlin, Jr., Executor
Estate of William T. McFarlin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, James N. McFarlin, Jr., who upon oath acknowledged that he is the Executor of the Estate of William T. McFarlin, deceased (the "Estate"), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 18th day of December, 2014.

Carla L Lovell
Notary Public

My Commission Expires: 8-23-2016

CARLA L. LOVELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Carla L. Lovell
My Commission Expires
August 23, 2016
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409 (a)(3)(D).

Affiant

Subscribed and sworn to before me this 18th day of December, 2014.

Carla L Lovell
Notary Public

My Commission Expires: 8-23-2016

CARLA L. LOVELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
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EXHIBIT A

Being the westerly portion of Lots Nos. 8 and 9 in the partition of the dower lands of the estate of William M. Battle, deceased, by decree in Minute Book 2, page 582, County Court for said County, described as follows:

Beginning at a point in the centerline of Battle Road on the westerly margin of a sixteen foot avenue; thence along said centerline easterly 1,089 feet to a point; thence northerly 1,235.60 feet to a point; thence westerly 1,089 feet to a point in the westerly margin of said avenue, being the southwest corner of Lot No. 5 on said plan; thence along said margin of said avenue southerly 1,235.60 feet to the point of beginning, containing 31 acres, more or less.

Being the same property conveyed to William T. McFarlin by Quitclaim Deed from Evie McFarlin of record in Book 5664, page 618 Register's Office for Davidson County, Tennessee.

Included in the foregoing description but excluded from this conveyance is the portion of such parcel conveyed to (i) James N. McFarlin, Jr. and Donna Renata Dobson, and their successors in trust, as Co-Trustees of the James N. McFarlin Tennessee Marital Trust and (ii) Irmgard S. McFarlin, Trustee, and her successors in trust, of the Irmgard S. McFarlin Revocable Trust Agreement dated May 17, 2006 of record in Instrument No. #20120713-0061757, the purpose of which was to correct the boundary line between the property conveyed to William T. McFarlin by Quitclaim Deed from Evie McFarlin of record in Book 5664, page 618 Register's Office for Davidson County, Tennessee, and the property conveyed to James N. McFarlin by Quitclaim Deed from Evie McFarlin of record in Book 5664, page 620 Register's Office for Davidson County, Tennessee, to wit:

SURVEYOR'S DESCRIPTION
TRACT #2

Being land in the 31st Council District of Davidson County, Nolensville Tennessee, and being the land conveyed to James N. Mcfarlin, Jr. & Donna R. Dobson, Co-Trs., as of record in QC-20110517 0037852 , R.O.D.C. Being generally located on the north side of Battle road and east of Fann Road and being more particularly described as follows:

Beginning at a P.K. Nail in the center of Battle Road at the southwesterly corner of Donna R. Dobson as of record in QC-00008365 0000021, R.O.D.C.;

Thence, with the center of Battle Road, N 83°35'05" W, a distance of 1116.90' to a P.K. Nail (set);

Thence, with a new line between William T. McFarlin as of record in Deed Book 5664, Page 618, R.O.D.C., and James N. Mcfarlin, Jr. & Donna R. Dobson, Co-Trs., as of record in QC-20110517 0037852 the following calls:

N 07°36'39" E, a distance of 291.08' to a set iron pin & cap stamped DSDI #1936;

S 82°29'55" E, a distance of 233.89' to a set iron pin & cap stamped DSDI #1936
N 06°44'19" E, a distance of 1000.76' to a fence post on the southerly line of Danny A. Noel & Cindy W. Noel as of record in DB-20021025 0130962, R.O.D.C.;

Thence, with the southerly line of said Danny A. Noel & Cindy W. Noel, S 82°53'07" E, a distance of 1078.58' to an existing ½" iron pin at the northwesterly corner of William Allen Green as of record in DB-00011734 0000030, R.O.D.C.;

Thence, with the westerly line of said William Allen Green, S 04°34'07" W, a distance of 273.81' to a corner post at the northeasterly corner of said Donna R. Dobson;

Thence, with the northerly line and westerly line of said Donna R. Dobson the following calls:

N 82°39'32" W, a distance of 227.49' to a corner post;
S 05°23'11" W, a distance of 540.47' to a corner post;
S 06°11'54" W, a distance of 463.79' to P.K. Nail in the center of Battle Road; which is the point of beginning.

Containing an area of 1,243,728 square feet or 28.55 acres more or less.

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, do hereby make oath that I am a licensed attorney and/or 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.

Carla L Lovell
Carla L. Lovell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Carla L. Lovell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 18th day of December, 2014.

Erin M. Walker
Notary Public

My Commission Expires: 9-10-18

ERIN M. WALKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Erin M. Walker
My Commission Expires
September 10, 2018
STATE OF TENNESSEE