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

Davidson County DEEDQC
Recvd: 12/23/14 16:30 10 pgs
Fees:52.00 Taxes:0.00
20141223-0117684

QUITCLAIM DEED

Address New Owners:
RJMD Properties, LLC
P.O. Box 92156
Nashville, TN 37209

Send Tax Bills To:
Same

Map/Parcel Number:
Map 130-4
Parcel 90
7DA-44125

WHEREAS, Mary Harriet Pickens (the "Decedent") died on December 12, 2012, and the Decedent's Last Will and Testament, dated July 6, 1995 (the "Will"), was admitted to probate on January 9, 2013, as Docket No. 13P-50 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division); and

WHEREAS, David R. Pickens, III and Robert M. Pickens are the duly appointed Co-Executors (the "Co-Executors") of the Decedent's Estate (the "Estate") under the Will; and

WHEREAS, the Estate is the current owner of certain real property located in Davidson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, the sole beneficiary of the Decedent's Estate is the Harriet P. Pickens Living Trust dated July 6, 1995 (the "Trust"); and

WHEREAS, David R. Pickens, III and Robert M. Pickens succeeded as successor Co-Trustees (the "Co-Trustees") of the Trust after the Decedent's death; and

WHEREAS, the Decedent's spouse, David R. Pickens, Jr., predeceased the Decedent, having died on August 12, 1999; and

WHEREAS, the Decedent's children, David R. Pickens, III, Robert M. Pickens, John Palmer Pickens and Mary Pickens Anderson, individually, are the equal beneficiaries (the "Beneficiaries") of the Trust upon the death of the Decedent; and

WHEREAS, the Beneficiaries each are members of RJMD Properties, LLC, a Tennessee Limited Liability Company (hereafter referred to as "RJMD, LLC"); and

WHEREAS, the Co-Executors, the Co-Trustees of the Trust, and the Beneficiaries have entered into that certain Estate and Trust Distribution Agreement dated December 1, 2014 (the "Distribution Agreement"); and

WHEREAS, pursuant to the Distribution Agreement, the Co-Executors, the Co-Trustees of the Trust, and the Beneficiaries determined that the best and most cost effective course of action is to distribute the Property to RJMD, LLC; and

WHEREAS, David R. Pickens, III, Robert M. Pickens, John Palmer Pickens and Mary Pickens Anderson, individually, join in this deed to acknowledge that they retain no ownership in the Property as heirs of Mary Harriet Pickens, either by law or under the Decedent's Will; and

WHEREAS, David R. Pickens, III and Robert M. Pickens, Co-Trustees of the Residuary Trust, join in this deed to acknowledge that the Trust retains no ownership in the Property as the residuary beneficiary of the Estate of Mary Harriet Pickens, either by law or under the Decedent's Will; and

WHEREAS, the Co-Executors desire to convey all of the Decedent's right, title and interest in the Property to RJMD, LLC in order to settle matters of the Estate in accordance with the terms of the Decedent's Will and the Distribution Agreement.

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Co-Executors hereby transfer, and convey all of the Co-Executors' right, title and interest in the Property to RJMD, LLC in fee simple.

This is improved property known as 3601 Hobbs Road, Nashville, Davidson County, Tennessee 37215.

IN WITNESS WHEREOF, the parties hereto have executed this instrument to be effective as of the 16th day of December, 2014.

ESTATE OF MARY HARRIET PICKENS

David R. Pickens, III, Co-Exe

David R. Pickens, III, Co-Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County David R. Pickens, III, who upon oath acknowledged that he is the Co-Executor of the Estate of Mary Harriet Pickens, 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 this 16th day of December, 2014

Notary Public

My Commission Expires: 5-3-2016

CHASE CHAPMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 3, 2016

ESTATE OF MARY HARRIET PICKENS

Robert M. Pickens, Co-Executor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Robert M. Pickens, who upon oath acknowledged that he is the Co-Executor of the Estate of Mary Harriet Pickens, 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 this 23rd day of December, 2014.

Notary Public

My Commission Expires: 9/11/2017

NOTARY PUBLIC
Beverly Sebastian
My Commission Expires
September 11, 2017
STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The transfer of the Property from the Estate of Mary Harriet Pickens to David R. Pickens, III, Robert M. Pickens, John Palmer Pickens and Mary Pickens Anderson, individually, is exempt from taxation pursuant to T.C.A. 67-4-409 (a)(3)(D). The actual consideration for the transfer of the twenty-five percent (25%) interests of each David R. Pickens, III, Robert M. Pickens, John Palmer Pickens and Mary Pickens Anderson to RJMD, LLC is zero dollars ($0.00).

Affiant

Subscribed and sworn to before me this 23rd day of December, 2014.

Notary Public

My Commission Expires: 9/11/2017

NOTARY PUBLIC
Beverly Sebastian
My Commission Expires
September 11, 2017
STATE OF TENNESSEE

HARRIET P. PICKENS LIVING TRUST DATED 7/6/1995

David R. Pickens, III, Co-Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared David R. Pickens, III, Co-Trustee of the Mary Harriet Pickens Trust dated 7/6/1995, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 16th day of December, 2014.

Notary Public

CHASE CHAPMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 3, 2016

My Commission Expires: 5-3-2016

HARRIET P. PICKENS LIVING TRUST DATED 7/6/1995

Robert M. Pickens, Co-Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Robert M. Pickens, Co-Trustee of the Mary Harriet Pickens Trust dated 7/6/1995, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of December, 2014.

Notary Public

My Commission Expires: 9/11/2017

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Beverly Sebastian
My Commission Expires
September 11, 2017
STATE OF TENNESSEE

David R. Pickens, III, individually, as a beneficiary of the Harriet P. Pickens Living Trust dated July 6, 1995

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared David R. Pickens, III, beneficiary of the Harriet P. Pickens Living Trust dated July 6, 1995, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 16th day of December, 2014.

Notary Public

My Commission Expires: 5-3-2016

(Remainder of page intentionally left blank.)

CHASE CHAPMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 3, 2016

Robert M. Pickens, individually, as a beneficiary of the Harriet P. Pickens Living Trust dated July 6, 1995

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Robert M. Pickens, beneficiary of the Harriet P. Pickens Living Trust dated July 6, 1995, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of December, 2014.

Notary Public

My Commission Expires: 9/11/2017

BEVERLY SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Beverly Sebastian
My Commission Expires
September 11, 2017
STATE OF TENNESSEE

(Remainder of page intentionally left blank)

John Palmer Pickens, individually, as a beneficiary of the Harriet P. Pickens Living Trust dated July 6, 1995

STATE OF NORTH CAROLINA)
)
COUNTY OF Buncombe)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John Palmer Pickens, beneficiary of the Harriet P. Pickens Living Trust dated July 6, 1995, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 17 day of December, 2014.

Notary Public

My Commission Expires: July 10, 2016

Jeniffer Pike
Notary Public
McDowell County, NC
My Commission Expires July 10, 2016

(Remainder of page intentionally left blank.)

Mary Pickens Anderson, individually, as a beneficiary of the Harriet P. Pickens Living Trust dated July 6, 1995

STATE OF NORTH CAROLINA)
)
COUNTY OF WAKE)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mary Pickens Anderson, beneficiary of the Harriet P. Pickens Living Trust dated July 6, 1995, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 15 day of December, 2014.

Notary Public

My Commission Expires: 5/27/18

TODD LEE MCCROSKEY
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires May 27, 2018

(Remainder of page intentionally left blank.)

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Resubdivision of Lot No. 31, Belle Meade Annex, as of record in Book 4470, page 84, said Register's Office, described as follows:

Beginning at a point in the southerly margin of Hobbs Road, said point being the common corner of Lots Nos. 1 and 2 of the Plan last mentioned; thence with a line between said two lots, south 01° 21' 00" west 196.68 feet to a point; thence south 88° 32' 00" east 125 feet to a point in the westerly margin of Wallace Lane; thence with same north 01° 21' 00" east 172.11 feet to the beginning of a curve; said curve having a radius of 25 feet, and an interior angle of 90° 06'; thence with said curve northwesterly 39.31 feet to a point in the southerly margin of Hobbs Road; thence with said margin of Hobbs Road north 88° 45' 00" West 99.96 feet to the point of beginning.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property known as 3601 Hobbs Road, Nashville, Davidson County, Tennessee 37215.

Being the same property conveyed to Harriet P. Pickens, being one and the same person as Mary Harriet Pickens, by deed from Charles Edwin Anderson and wife, Peggy Ann Anderson, and Walter Keith IV and wife, Michele K. Keith, of record in Book 5925, page 723, Register's Office for Davidson County, Tennessee. The said Harriet P. Pickens, being one and the same person as Mary Harriet Pickens, died on December 12, 2012, and pursuant to the terms of that certain Estate and Trust Distribution Agreement dated December 1, 2014, executed by David R. Pickens, III and Robert M. Pickens, Co-Executors of the Mary Harriet Pickens estate; David R. Pickens, III and Robert M. Pickens, Co-Trustees of the Harriet P. Pickens Living Trust dated July 6, 1995, the residuary beneficiary of the Mary Harriet Pickens Estate; and David R. Pickens, III, Robert M. Pickens, John Palmer Pickens and Mary Pickens Anderson, the individual beneficiaries of the Harriet P. Pickens Living Trust dated July 6, 1995, the property is conveyed to RJMD, LLC.

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

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 23rd day of December, 2014.

Notary Public

My Commission Expires: 9/11/2017

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Beverly Sebastian
My Commission Expires
September 11, 2017
STATE OF TENNESSEE