BILL GARRETT, Davidson County
Trans:T20150008071 DEEDQC
Recvd: 02/02/15 14:04 5 pgs
Fees:27.00 Taxes:0.00
20150202-0009592

This Instrument Prepared by:
Linda R. Koon
Sherrard & Roe, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37215

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map and Parcel No.
Anna Waller Living Trust c/o Lee Paradise, Co-Trustee P. O. Box 426 Joelton, TN 37080	Same	Map 133-00-0 Parcel 003.02

James L. Paradise, Sr. and James L. Paradise, Jr., Co-Trustees of the Anna Waller Living Trust, Renate Paradise and Tanya Paradise (collectively, the "Partners"), being all the General and Limited Partners of the Anna M. Waller Family, L.P. (the "Partnership"), hereby acknowledge the dissolution of the Partnership and wish to convey the Partnership's interest in certain property to the Anna Waller Living Trust, of which Renate Paradise and Tanya Paradise are the sole beneficiaries.

FOR AND IN CONSIDERATION of One Dollar ($1.00), receipt of which is hereby acknowledged and other good and valuable consideration, the Partners, on behalf of the Partnership (the "Grantor"), hereby convey to the Co-Trustees of the Anna Waller Living Trust (the "Grantee") a one-half (1/2) undivided interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

> Land in the 6th Civil District of Davidson County, Tennessee, near "Radner Yard" and described according to a copy of a survey made by Barge-Waggoner, Inc., June 14, 1955, and revised June 17. 1955.
>
> The beginning point is described as follows: Beginning at a point in the north right-of-way line of then N.C.&St.L. Railroad property at a rail monument in the line of the L & N Railroad Company's property; thence along said L & N Railroad Company's line North 2 degrees 30 minutes East 300 feet to a point; thence North 87 degrees 30 minutes West 50 feet to an iron pin, this being the point of beginning; thence North 87 degrees 30 minutes West 440.65 feet to an iron pin in the east margin of a 50 foot private roadway known as Manson Road; thence along the margin of said road, North 1 degree 51 minutes East 800.12 feet to an iron pin, said iron pin being 338 feet more or less southeast at an angle of 82 degrees 35 minutes from the inbound southbound main tract of the L & N Railroad, and being 2024.5 feet South of Mile Post No. 190 of said southbound railroad; thence leaving said private road, South 87 degrees 30 minutes East 449.91 feet to an iron pin, which is 50 feet west of said L & N Railroad Company's line; thence South 2 degrees 20 minutes West 800 feet to the point

of beginning, containing 8.18 acres, more or less.

INCLUDED in the above description but EXCLUDED therefrom is the following described property:

Being land in the Sixth Civil District of Davidson County, Tennessee and being the northerly part of the same land conveyed to the Penn Mutual Life Insurance Company of Georgia Mississippi Corporation by deed recorded in Book 2543, page 44, Register's Office, Davidson County, Tennessee, and more particularly described as follows: Beginning at an iron stake set in the easterly right-of-way of Trousdale Drive (25 feet easterly from a railroad spike in the center line of Trousdale Drive) and being the northwesterly corner of land conveyed to The Penn Mutual Life Insurance Company by the above referred to deed; thence with the north line of The Penn Mutual Life Insurance Company land South 87 degrees 30 minutes East 450.20 feet to an iron stake in the westerly right-of- way of a spur railroad tract of Louisville & Nashville Railroad; thence with the westerly right-of-way of said spur tract South 2 degrees 30 minutes West 151.80 feet to a point opposite the north east comer of the existing Western Auto Supply Company warehouse; thence with the line of the northerly exterior wall of said warehouse extended North 87 degrees 31 minutes West 448.38 feet to an iron stake in the easterly right-of-way of Trousdale Drive; thence with the easterly right-of-way of Trousdale Drive, North 1 degree 49 minutes East 151.94 feet to the beginning, containing 68,234 square feet or 1.566 acres according to Survey No. 63-267 dated May 18, 1963 by William Collier Parrish Associates, Civil Engineers, Nashville, Tennessee.

Being the same one-half undivided interest conveyed to Anna Waller Family, L.P., a Tennessee Limited Partnership, from Anna M. Waller, of record at Instrument Number 20010611-0061077, Register's Office, Davidson County, Tennessee.

This is improved property known as 3650 Trousdale Drive, Nashville, Tennessee

IN WITNESS WHEREOF, the Grantor hereby affixes its signatures on this the 15th day of December, 2014.

GRANTOR:
Anna M. Waller Family, L. P.
By Its Partners:

Renate Paradise
Renate Paradise

Tanya Paradise
Tanya Paradise

Anna Waller Living Trust

By: James L. Paradise Sr.
James L. Paradise, Sr., Co-Trustee

By: James L. Paradise Jr.
James L. Paradise, Jr., Co-Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Sworn to and subscribed to before me this 5th day of December, 2014.

Notary Public

My commission expires: 5-3-16

JO ANN ATWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared James L. Paradise, Sr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be Co-Trustee of the Anna Waller Living Trust, the within named bargainor and partner of Anna M. Waller Family, L.P., 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 15th day of December, 2014.

Notary Public

My Commission Expires: 5-3-16

JO ANN ATWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared James L. Paradise, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be Co-Trustee of the Anna Waller Living Trust, the within named bargainor and partner of Anna M. Waller Family, L.P., 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 15th day of December, 2014.

Notary Public

My Commission Expires: 5-3-16

JO ANN ATWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 20[illegible]

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Renate Paradise, 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 was a partner of Anna M. Waller Family, L.P. and executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 15th day of December, 2014.

JO ANN ATWOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

Jo Ann Atwood
Notary Public

My Commission Expires: 5-3-16

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Tanya Paradise, 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 was a partner of Anna M. Waller Family, L.P. and executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 15th day of December, 2014.

Jo Ann Atwood
Notary Public

My Commission Expires: 5/3/16

JO ANN ATWOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016