BILL GARRETT, Davidson County
Trans:T20150012746 DEEDQC
Recvd: 02/23/15 08:30 2 pgs
Fees:12.00 Taxes:0.00
20150223-0015031

This Instrument Prepared By:
BOTTORFF & KAVIN, PLC
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES

QUITCLAIM DEED

Address of New Owner:
Stuart Sloane Southard
1901 Edenbridge Way
Nashville, Tennessee 37215

Send Tax Bills To:
Owner

Map and Parcel No.
Map 145-13
Parcels 38 & 40

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Stuart Sloane Southard and Lisa Patton Southard, husband and wife** ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Stuart Sloane Southard and Lisa Patton Southard, Trustees of the Southard Property Trust** ("Grantees") all of their right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Tract I:
Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Hound's Run, of record in Book 6900, pages 167 through 171, Register's Office for said County, further described as follows:

Said Lot No. 1 fronts 248.76 feet on the southeasterly margin of Otter Creek Road and extends back 627.78 feet on the easterly line and 445.71 feet on the southwesterly line to a dead line in the rear, measuring 52.87 feet thereon.

Tract II:
Land in Davidson County, Tennessee being Lot No. 2 on the plan of Hound's Run, of record in Book 6900, pages 167 through 171, Register's Office for said County, further described as follows:

Said Lot No. 2, which is a corner lot, fronts 218.04 feet on the southeasterly margin of Otter Creek Road and fronts 272.51 feet on the easterly margin of Edenbridge Way, said frontages being joined by a curve having a length of 38.73 feet, and extends back 445.71 feet on the easterly line and 278.49 feet on the southerly line to a point of intersection.

Being the same property conveyed to Stuart Sloane Southard and wife, Lisa Patton Southard by Warranty Deed from Charles A. Ritzen and Candy B. Ritzen, husband and wife, of record in Instrument No. 20141222-0116826, Register's Office Davidson County, Tennessee.

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

This is improved property known as 1901 Edenbridge Way, Nashville, Tennessee 37215 and 1641 Otter Creek Road, Nashville, TN 37215.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 19th day of December, 2014.

Stuart Sloane Southard

Lisa Patton Southard,

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ -0-.

Affiant

Sworn to and subscribed to before me, this the 19th day of December, 2014.

Notary Public

My Commission Expires: Nov 5, 2016

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named, **Stuart Sloane Southard and wife, Lisa Patton Southard**, with whom I am personally acquainted, and who acknowledged, upon oath, that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of December, 2014.

Notary Public

My Commission Expires: Nov 5, 2016

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY