BILL GARRETT, Davidson County
Trans:T20150019871 DEEDQC
Recvd: 03/18/15 15:43 3 pgs
Fees:17.00 Taxes:0.00
20150318-0023457

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1200

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Belmont University 1900 Belmont Blvd Nashville, TN 37212	New Owner	115-12-0-056.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me, this the 18 day of March, 2015.

Notary Public

My Commission Expires: 11/5/18

Affix Seal

LUTHER R. CALVIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2018

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned the **ESTATE OF MILDRED B. RICE FKA MILDRED B. PORTER,** hereinafter called the Grantor, which is currently being probated in the Circuit Court of Davidson County, Tennessee, (Probate Division) Docket No. 15P274, does hereby grant, transfer and convey unto **BELMONT UNIVERSITY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 27 on the Map of West Meade Farms, Inc, Section "B", as of record in Book 1835, page 7, Register's Office for said County, and described as follows:

Beginning at a point in the south margin of Gun Club Road at the northwest corner of West Meade Farms, Inc., Section "A", as of record on Book 1424, page 143, Register's Office for said

County, being at a concrete monument; thence south 10° 22' west 168.7 feet to a point; thence south 52° 57' west 223.60 feet to a corner of Lot No. 25; thence with the line between Lots Nos. 25 and 27, north-westerly 144 feet to a concrete monument at the corner of Lot No. 26; thence with the lien between Lots Nos. 26 and 27, northerly 202 feet to the south margin of Gun Club Road; thence with the margin of the same, easterly 215 feet to the beginning.

Being the same property conveyed to James A. Porter, Jr. and wife, Mildred B. Porter, by Warranty Deed from West Meade Farms, Inc., a corporation, dated June 28, 1950, of record in Book 1853, page 445, Register's Office for Davidson County, Tennessee. James A. Porter, Jr., died on January 8, 1959 leaving Mildred B. Porter as surviving tenant by the entirety. Mildred B. Porter subsequently married Edward Rice and became known as Mildred B. Rice. Edward Rice died on March 6, 2004 leaving Mildred B. Rice as a widower. The said Mildred B. Rice died on February 6, 2015, leaving a Last Will and Testament which is of record in Docket No. 15P274, Circuit Court of Davidson County, Tennessee (Probate Division), naming M. Allison Thompson as the Executrix.

This is improved property located at: 315 Gun Club Road, Nashville, TN 37205

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Midtown Title, LLC shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

Witness my hand this 18th day of March, 2015.

ESTATE OF MILDRED B. RICE

By: M. Allison Thompson
M. Allison Thompson, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, M. Allison Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the Executrix of the Estate of Mildred B. Rice, and that she, as such Executrix, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the Estate of Mildred B. Rice.

WITNESS my hand and office seal at Nashville, Tennessee, this the 18 day of March, 2015.

Notary Public
My Commission Expires: 11/5/18

HEATHER R. CALVIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2018