BILL GARRETT, Davidson County
Trans:T20150032382 DEEDQC
Recvd: 04/29/15 11:05 4 pgs
Fees:22.00 Taxes:0.00
20150429-0038259

This instrument prepared by:
Sam D. Hodges, III
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, Tennessee 37201

EXECUTOR'S QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
East Iris Building Partners, a Tennessee General Partnership c/o Lincoln R. Potter 507 Owasso Hills Dr. Roseville, MN 55113	Same	Map and Parcel: 118-11-116

WHEREAS, James M. Claxton was the owner of certain property located in Davidson County, Tennessee, described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property"), which property was conveyed to James M. Claxton by Executor's Quitclaim Deed of record in Instrument No. 20050413099413, Register's Office for Davidson County, Tennessee (the "Property"); and

WHEREAS, James M. Claxton held title to the Property for the benefit of East Iris Building Partners, a Tennessee general partnership, which was the equitable owner of the Property; and

WHEREAS, James M. Claxton, died April 17, 2011; and

WHEREAS, pursuant to the Last Will and Testament of James M. Claxton, which was admitted into Probate in Davidson County, Tennessee, bearing Probate Number 13P1262, the legal title to the Property was devised to and is now vested in Janie K. Claxton; and

WHEREAS, the undersigned, **JANIE K. CLAXTON,** as Executrix of the Estate of James M. Claxton, and individually, as the devisee under the Will (the "Grantor"), desires to execute this Quitclaim Deed to create a recorded chain of title to the Property, consistent with the vesting of the Property pursuant to the aforementioned Last Will and Testament of James M. Claxton and the equitable ownership of the Property by East Iris Building Partners, a Tennessee general partnership;

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor has bargained and sold, and by these presents does transfer, quitclaim and convey unto the said **EAST IRIS BUILDING PARTNERS,** a Tennessee general partnership, its successors, representatives and assigns, all of her right, title and interest in and to that certain land in Davidson County, State of Tennessee, described in Exhibit "A" attached hereto and incorporated herein by reference.

This is improved property known as: 411 East Iris Drive, Nashville, Tennessee, 37204.

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.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 15th day of April, 2015.

Janie K. Claxton, Executrix

JANIE K. CLAXTON, Executrix of the
Estate of James M. Claxton

Janie K Claxton

JANIE K. CLAXTON, Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, JANIE K. CLAXTON, Executrix of the Estate of James M. Claxton, with whom I am personally acquainted (or who 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, at office, this 16th day of April, 2015.

NOTARY PUBLIC

My Commission Expires: _____

MICHAEL MCNULTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, JANIE K. CLAXTON, with whom I am personally acquainted (or who 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, at office, this 16th day of April, 2015.

NOTARY PUBLIC

My Commission Expires: _____

MICHAEL MCNULTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2016

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $ -0- .

Affiant

Subscribed and sworn before me this 16th day of April, 2015.

BETTIE JANE WINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires: 9/11/17

EXHIBIT "A"

Legal Description

Land in Davidson County, Tennessee, being in the 6th Civil District, Lot No. 12 of Block "G" on the Plan of Berry Hill Gardens, as of record in Book 1130, Page 36, Register's Office for said County, described as follows:

Beginning on the westerly margin of East Iris Drive at the corner of Lots Nos. 11 and 12; thence with the line between said two lots, westwardly 125 feet to the corner of Lots Nos. 1, 2, 11 and 12; thence with the line between Lots nos. 1 and 12, southwardly 100 feet to the northerly margin of Heather Place; thence with the northerly margin of said Heather Place, eastwardly 105 feet to the beginning of the curve; thence around said curve with a radius of 20 feet to the westerly margin of East Iris Drive; thence with the westerly margin of said Drive, northwardly 80 feet to the beginning.

Being the same property conveyed to James M. Claxton by Executor's Quitclaim Deed of record in Instrument No. 20050413-0041316, Register's Office for Davidson County, Tennessee