This instrument prepared by:
SHERRARD & ROE, PLC (JHR)
150 Third Avenue South, Suite 1100
Nashville, Tennessee 37201

Davidson County DEEDQC
Recvd: 06/25/15 15:21 3 pgs
Fees:17.00 Taxes:0.00
20150625-0061422

QUITCLAIM DEED

Address New Owner(s):
J. Scott Rankin and Sue B. Rankin
320 Lynwood Blvd.
Nashville, Tennessee 37205

Send Tax Bills To:
Same

Map/Parcel Nos.
Map 116-11
Parcel 61

FOR AND IN CONSIDERATION of the love and affection that I have for my husband, J. Scott Rankin, and the desire to create a tenancy by the entireties, I, Sue B. Rankin (hereinafter referred to as the "Grantor"), do hereby quitclaim, transfer and convey all of my right, title and interest in and to the following described property to J. Scott Rankin, and wife, Sue B. Rankin, as tenants by the entireties (hereinafter referred to as the "Grantee"), said property being a certain tract or parcel of land in the County of Davidson, State of Tennessee, and more particularly described as follows:

All that tract or parcel of land lying and being in Davidson County, Tennessee and being more particularly described as being Lots Nos. 20 and 21, and a part of Lots Nos. 18 and 19 on the Map of Royal Oaks Subdivision of record in Book 421, pages 102 and 103, Register's Office, Davidson County, Tennessee, which properties are shown on a survey of record in Book 547, page 77, said Register's Office, and described as follows, to wit:

Beginning at a point in the east margin of Lynwood Boulevard at the intersection of the south line of a 20 foot alley, being the northwest corner of said Lot No. 21; thence along the south line of a 20 foot alley, being the northwest corner of said Lot No. 21; thence along the south margin of said alley South 87 degrees 04 minutes 46 seconds East 585.0 feet to an iron pipe; thence South 05 degrees 15 minutes West 201.01 feet to an iron pin; thence South 21 degrees 24 minutes 29 seconds East 197.92 feet to an iron pin in the northwest margin of Pendleton Avenue; thence South 56 degrees 35 minutes 31 seconds West along said northwest margin 99.18 feet to a point; thence westerly along the curve of Pendleton Avenue a distance of 370.08 feet to an iron pin, said curve having a chord of North 85 degrees 32 minutes 39 seconds West 343.72 feet; thence North 47 degrees 40 minutes 49 seconds West along the northeastern margin of Lynwood Boulevard 174.19 feet to an iron pin; thence continuing northerly along the curve of Lynwood Boulevard a distance of 243.34 feet to an iron pin, siad curve having a chord of North 22 degrees 19 minutes 46 seconds West 235.49 feet; thence North 03 degrees 01 minutes 18 seconds East 107.19 feet to an iron pin and the point of beginning, said tract containing 5.73 acres, more or less, as shown on a boundary survey by Charles B. Moseley, Jr., dated March 29, 1982, which survey is incorporated herein by reference.

This is improved property known as 320 Lynwood Boulevard, Nashville, Tennessee, Davidson County, Tennessee.

Being the same property conveyed to J. Scott Rankin, and wife, Sue B. Rankin and to Carl Batson and wife, Bettye Batson, by deed from J. Michael Hayes, and wife, Joanne Fleming Hayes, by

deed of record in Book 8982, page 272, Register's Office of Davidson County, Tennessee.

And further conveyed to Sue B. Rankin pursuant to the following deeds: (a) under the Will of Carl Jackson Batson, which was admitted to probate as File No. P-1141, Will Book 6 page 296, Chancery Court of Cheatham County, Tennessee, (b) deed from J. Scott Rankin of record at Instrument No. 20030430-0057776, Register's Office for Davidson County, Tennessee; (c) deed from Anne Rankin of record at Instrument No. 20031104-0161602, said Register's Office; (d) deed from James S. Rankin, Jr. and wife, Elizabeth G. Rankin of record as Instrument No. 20031104-0161601, said Register's Office; (e) deed from James G. Rienow and wife, Susan R. Rienow, of record at Instrument o. 20031104-0161599, said Register's Office; (f) deed from Helen Rank of record at Instrument No. 20031104-0161598, said Register's Office; (g) deed from John T. Rankin and wife, Tracy H. Rankin, of record at Instrument No. 20031104-0161597, said Register's Office; (h) deed from Alan Rankin of record at Instrument No. 20031105-0162113; and (i) by deed from J. Scott Rankin of record at Instrument No. 20040112-0004703, said Register's Office.

IN TESTIMONY WHEREOF, Grantor has executed this deed on the 16th day of June, 2015.

Sue B. Rankin
SUE B. RANKIN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Sue B. Rankin, 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, at office in Nashville, Tennessee, this 16th day of June, 2015.

Notary Public

My Commission Expires: OCTOBER 18, 2016

BENJAMIN W WHEELER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $-0- and no other monetary consideration.

Sue B. Rankin
Affiant

Sworn to and subscribed before me
this 16th day of June, 2015.

Notary Public
My Commission Expires: OCTOBER 18, 2016

BENJAMIN W WHEELER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Sara M. Weedman, do hereby make oath that I am 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.

Sara M. Weedman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Stacie L. Beishuizen a Notary Public in and for the County and State aforesaid, personally appeared, Sara M. Weedman, 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 25th day of June, 2015.

Notary Public

My Commission Expires:

June 21, 2016

STACIE L. BEISHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
June 21, 2016
STATE OF TENNESSEE