THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
201 Walton Ferry Road
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owner(s)	Send Tax Bills To	Map-Parcel #
Frank Leonard, Trustee	Same	083 07 0 205.00
701 Eastland Court		
Nashville, TN 37206		

BILL GARRETT, Davidson County
Trans:T20150064961 DEEDQC
Recvd: 08/05/15 14:14 2 pgs
Fees:12.00 Taxes:0.00
20150805-0078020

EXECUTOR'S QUITCLAIM DEED

Frank Leonard, the duly-appointed Executor of the Estate of Joseph Leonard, deceased (the "decedent"), which estate is administered in the Probate Court of Davidson County, Tennessee, case docket 15P300, and in connection with the distribution of the estate of the decedent pursuant to the decedent's will which was duly admitted to probate in The Probate Court for Davidson County, Tennessee, hereby releases, remises and quitclaims unto **Frank Leonard, Trustee of the Katherine Leonard Special Needs Trust**, all right, title and interest of the decedent and the decedent's estate in and to a certain tract or parcel of land in Davidson County, Tennessee, described more particularly as follows:

LAND in Davidson County, Tennessee, being Lot No. 12 on the Map of Part One, Hanley Subdivision, as of record in Book 1424, Page 33, Register's Office for said County.

SAID Lot No. 12 fronts 75 feet on the west side of Riverside Drive and runs back between lines, 175.84 feet on the north line, 167.64 feet on the south line to the east right-of-way line of the L. and N. Railroad on which it measured 75.06 feet.

Being the same property conveyed to Joe F. Leonard and wife, Katherine S. Leonard by deed from Alvin G. Smith and wife, Annie B. Smith, of record in Record Book 2543, Page 225, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Instrument No. 20140129-0008092, Davidson County Register's Office, Katherine S. Leonard conveyed her interest to husband, Joe F. Leonard.

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

WITNESS my hand this 22 day of July, 2015.

Frank Leonard, Executor

Frank Leonard, Executor

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frank Leonard, Executor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of July, 2015.

GAYLE E. WALLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Gayle E. Waller

Notary Public

My commission expires: 3/7/2017

STATE OF TENNESSEE }
COUNTY OF Davidson } The actual consideration or value whichever is greater, for this transfer is $0.00.

GAYLE E. WALLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Frank Leonard, Trustee

Frank Leonard, Trustee, Affiant

Subscribed and sworn to before me, this the 22 day of July 2015.

Gayle E. Waller

Notary Public

My commission expires: 3/7/2017

This transfer is exempt from real estate transfer tax pursuant to TENN. CODE ANN. § 67-4-409(a)(3)(D).