BILL GARRETT, Davidson County
Trans:T20150070434 DEEDQC
Recvd: 08/20/15 14:05 5 pgs
Fees:27.00 Taxes:0.00
20150820-0084157

THIS INSTRUMENT PREPARED BY:
Catherine H. Gwyn
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 13th day of August, 2015.

Notary Public

My Commission Expires: July 31, 2018

SHELIA JANEECE GRIGGS STATE OF TENNESSEE NOTARY PUBLIC HICKMAN COUNTY

Address New Owners As Follows:
Kenneth T. Anderson
8156 Hwy 25 East
Cross Plains, TN 37049

Send Tax Bills To:
Same

Map-Parcel Numbers:
02200007200

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **KENNETH T. ANDERSON, THE DULY APPOINTED EXECUTOR OF THE ESTATE OF NONA KATE ANDERSON, deceased** ("the Decedent"), who died on January 18, 2015, and whose estate is being administered in the Seventh Circuit Court (Probate Division) of Davidson County, Tennessee, Docket No. 15P-186, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the Decedent pursuant to the Decedent's Last Will and Testament which was duly admitted to probate and of record at the Clerk's Office of the Seventh Circuit Court (Probate Division) of Davidson County, Tennessee, hereby releases, remises and quitclaims unto **KENNETH T. ANDERSON** (the "Grantee"), all the right, title and interest of the Decedent's estate in in the following described tract of land in Davidson County, Tennessee, described as follows:

Tract 1:

A tract of land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, in the Town of Joelton, described accord-survey made by Lewis D. Justice, Surveyor, 1949, as follows:

Beginning in the center line of Clarksville Road or Whites Creek Pike, where same intersects with Springfield Pike, said beginning point being the N.W. corner of the property conveyed to Buford L. Reding and wife, by deed from M. Reding and wife, as of record in Book 1255, page 572, Register's Office for said County; thence S. 8 deg. 50' west 148.5 ft. thence south 20 deg. 05' East 111 feet to a stake in an 18 inch locust; thence S. 128 feet to a stake; thence S. 15 deg. 45' E. 528.3 feet to a stake in redbud, ash and dogwood pointers; thence S. 74 deg.15' W 313.5 ft. to a stake; thence S. 25 deg. E 194.7 feet to a stone in the north line of Dismukes' land; thence 87 deg. 00' W. 627 ft. to a stake at red oak pointer thence N. 2 deg. E 1089 feet to a stake; thence N. 11 deg. 30' E. 198 feet to the center line of Clarksville Road; thence with the center line of said Road, S. 75 deg. E. 199 feet; thence S 74 deg. 45' E. 122.8 feet to the northwest corner of M..L. Reding's Lot; thence S. 15 deg. 10' west 150 feet to M. L. Reding's southwest corner; thence. S.74 deg. east 100 feet to M.L. Reding' s southeast corner; thence with Reding's east line, North 15 deg. 10' east 50 feet to Fred Bates' southwest corner; thence with Bates' S. 74 deg. 70 feet to Bates' southeast corner; thence north 15 deg. 10' east 100 feet to center line of Clarksville Road; thence with center of said Road, S. 74 deg. 45' east 157 feet to an iron stake, the point of beginning.

Being the same property conveyed to Robert D. Anderson and wife, Nona Kate Anderson by Warranty Deed from Angus R. Jessup and wife, Josephine L. Jessup of record in Book 2290, page 506, in the Register's Office for Davidson County, Tennessee.

Included in the above legal description but specifically excluded is that portion of the property as conveyed to Dr. Gordon F. McCammon, General Partner, Joelton Professional Building of record in Book 4896, page 424, in the Register's Office for Davidson County, Tennessee.

Included in the above legal description but specifically excluded is that portion of the property as conveyed to Alden B. Gordon and wife, Barbara Gordon of record in Book 2539, page 344, in the Register's Office for Davidson County, Tennessee.

Tract 2:

Land in the 14th Civil District of Davidson County, TN being more particularly described as follows:

Tract One: Beginning at an iron pin in the center of the Clarksville Road in the Town of Joelton, TN, 157 feet from the northeast corner of M. Reding's ten-acre

home tract; thence south 15 degrees 10 minutes West 90 feet to a stake; running thence parallel with the center line of the Clarksville Road north 74 degrees west, 60 feet to a stake; running thence north 15 degrees 10 minutes east, 90 feet to the center of the Clarksville Road; and running thence with the center of the line of said road south 74 degrees east 60 feet to the point of beginning.

Tract Two: Beginning at the northwest corner of the tract of land belonging to Fred Bates, of record in Book 996, page 333, in the Register's Office for Davidson County, Tennessee; running thence south 15 degrees 10 minutes west 90 feet to a stake at a point in the southwest corner of the said Bates; tract of land; heretofore conveyed to him; thence south 74 degrees east 60 feet to a stake; thence south 15 degrees, 10 minutes west 10 feet to a stake; thence north 74 degrees west 70 feet to a stake; thence north 15 degrees, 10 minutes east 100 feet to a point in the center of the Clarksville Road; thence south 74 degrees east 10 feet to the point of beginning.

Being the same property conveyed to Robert D. Anderson and wife, Nona Kate Anderson by Warranty Deed from The Bates Family Limited Partnership, a Tennessee limited partnership of record in Book 11331, page 419, in the Register's Office for Davidson County, Tennessee.

The said Robert D. Anderson died October 14, 2010. The said Decedent, Nona Kate Anderson, died on January 18, 2015. The Decedent's estate is being administered in the Seventh Circuit Court (Probate Division) of Davidson County, Tennessee, Docket No. 15P-186. Kenneth T. Anderson, the duly appointed Executor, executes this document in connection with the distribution of the estate of the Decedent pursuant to her Last Will and Testament, which makes all real property part of the Decedent's probate estate.

This conveyance is made together the following described Ingress-Easement reserved in the deed of record in Instrument No. 20120815-0072853, Register's Office for said County, over the below described Anderson & Garrett Funeral Home property to the above described property, which Ingress-Egress Easement shall run with the land and inure to the benefit of the Grantee, his heirs and assigns:

Ingress-Egress Easement

Land located in the 01 Councilmanic district of Davidson County, Tennessee and described according to a survey by R.L. Montoya Land Surveying dated December 28, 2010, and being the center line of a 25 foot Ingress-Egress Easement to the remaining acreage of Nona Kate Anderson's property as follows:

Beginning at a p.k. nail in the south margin of Old Clarksville Pike, said point being the northeast corner of the above described tract, the northwest corner of United State Properties of Nashville, LLC, as recorded in Inst. No. 20020612-0071691, thence; along the south margin North 76 degrees 41 minutes 33 seconds West 153.69 feet to a point; this being the point of beginning for this described

center line of the Ingress-Egress Easement; thence, leaving said south margin as follows: South 15 degrees 44 minutes 21 seconds West 120.00 feet to a point; thence, South 43 degrees 48 minutes 13 seconds West 200.00 feet to a point; thence, South 17 degrees 19 minutes 08 seconds West 137.17 feet to a point in the south property line of the 5.02 acre tract.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT SPECIFICALLY EXCLUDED HEREFROM IS THE FOLLOWING DESCRIBED TRACT OF LAND KNOWN AS THE ANDERSON & GARRETT FUNERAL HOME AT 3501 OLD CLARKSVILLE PIKE, JOELTON, TN and conveyed to Nona Kate Anderson by deed of record in Instrument No. 20120815-0072853, Register's Office for said County:

Land located in the 01 Councilmanic District of Davidson County, Tennessee and described according to a survey by R.L. Montoya Land Surveying dated December 28, 2010 as follows:

Beginning at a p.k. nail located in the south margin of Old Clarksville Pike, said point being the northeast corner of this tract, the corner to United States Properties Of Nashville, LLC as record in Inst. No. 20020612-0071691; thence, along the east line of this tract as follows; South 8 degrees 32 minutes 25 seconds West, 130.53 feet to an iron rod (found); thence, South 20 degrees 22 minutes 35 seconds East 111.00 feet to an iron rod (set); thence, South 0 degrees 55 minutes 29 seconds West 127.98 feet to an iron rod (set); thence, leaving said east line along a new south line of this tract, North 66 degrees 29 minutes 30 seconds West 650.65 feet to an iron pipe (found) said point being the southwest corner of this tract; thence, with said west line of this tract, the east line of Parcel 146, North 14 degrees 29 minutes 00 seconds East 399.73 feet to a p. k. nail in the asphalt drive in the south margin of Old Clarksville Pike; thence, with said south margin South 75 degrees 22 minutes 26 seconds East 115.86 feet to an iron rod (found); thence, along a line common to Parcel 70, South 13 degrees 50 minutes 22 seconds West 125.00 feet to an iron rod (set); thence, South 75 degrees 14 minutes 53 seconds East 100.00 feet to an iron rod (set); thence, North 13 degrees 27 minutes 37 seconds East 127.30 feet to an iron rod (set) in the south margin of Old Clarksville Pike; thence, with the south margin South 76 degrees 41 minutes 33 seconds East 227.00 feet to the point of beginning, containing 5.02 acres more or less.

The above described 5.02 acre tract is subject to the Ingress-Egress Easement described herein.

This is improved property known as 3503 Old Clarksville Pike, Joelton, TN 37080.

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

WITNESS my hand effective the 13 day of August, 2015.

KENNETH T. ANDERSON, EXECUTOR

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH T. ANDERSON, EXECUTOR, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of August, 2015.

Notary Public

My Commission Expires: July 31, 2018

SHELIA JANEECE GRIGGS
STATE OF TENNESSEE NOTARY PUBLIC
HICKMAN COUNTY