Nancy King Dillon
Hill & Orchard

Prepared by:
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BILL GARRETT, Davidson County
Trans:T20150085205 DEEDQC
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Fees:22.00 Taxes:0.00
20151006-0101890

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

ADDRESS OF OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Nancy King Dillon 9546 Big East Fork Road Franklin, TN 37064	SAME	Davidson County: Map – 178 Parcel – 21 Williamson County: Map – 23 Parcel – 68.01

John H. Dillon (hereinafter referred to as the "Decedent") died on August 12, 2014, leaving a Last Will and Testament dated June 26, 2001. The Last Will and Testament was admitted to probate on October 2, 2014, in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, and assigned the case number 14P-1553. The Personal Representative, JOHN DAVID DILLON, is duly qualified. Debts of the Decedent have been paid. The Personal Representative, by signing this Personal Representative's Quitclaim Deed, releases any right the Personal Representative has to recover this property in the event of the insolvency of Decedent's estate.

THEREFORE, IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, JOHN DAVID DILLON, Personal Representative of the Estate of John H. Dillon (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said estate, does hereby quitclaim and convey unto NANCY KING DILLON, (hereinafter referred to as "Grantee"), her successors and assigns, any and all right, title, and interest in and to the following described property the following described property located partially in Davidson County, Tennessee, and partially in Williamson County, Tennessee which lies generally southeast of Old Harding Pike less the exclusions specified below, to-wit:

Davidson County: Map 178, Parcel 21

A tract of land in the 9th formerly the 14th civil district of Davidson County Tennessee. Described as follows: beginning at a rock and hickory pointer in the boundary line between Davidson and Williamson Counties thence North 3 deg. East 109.6 poles to a black oak J. V. Linton's corner thence with his line South 50 deg. East crossing South Harpeth River 207 poles to a stake, South 7 degrees West 17 poles to a stake and South 17 deg. East 64 poles to a beech, the common corner of the lands of said J. V. Linton and Mrs. Maggie Allison then with Mrs. Allison's western boundary line South 17 deg. East 28 poles to a beech and South 20 deg. 89 poles to a black oak in Hooper Linton's northern boundary line thence with his northern boundary line South 55½ deg. West 71 poles to a persimmon and West 16 poles to a beech his northwest corner in James A. Linton's eastern boundary line thence with James A. Linton's eastern boundary line North 23 deg. West 38 poles to a beech North 10 deg. West 68 poles to a hickory and North 32 deg. West 154 poles to South Harpeth River, thence South 45 deg. West with the meanderings of said river 55 poles more or less to the Williamson County line and thence North 3 deg. East 50 poles more or less to the beginning containing **176** acres more or less.

Williamson County: Map 23, Parcel No. 68.01

And a tract of land in the 1st civil district of Williamson County, Tennessee described as follows: beginning at a rock and hickory pointer in the boundary line between Davidson and Williamson Counties; thence North 87 deg. West 148 poles to a stake; thence South 3 deg. West 97 poles to an elm thence South 87 deg. East 108 poles to South Harpeth River; thence north 45 deg. East with the meanderings of said river, 61 poles, more or less, to the Davidson County line and thence North 3 deg. East 50 poles more or less, to the beginning containing **100** acres more or less.

Less and except that portion of said property that was conveyed to Judith Lynn King McGee (now known as Judith King Hammonds) (approximately **5.66** acres) by Mattie Joslin King (now deceased) and her spouse, Henry Orville King, before the death of Henry Orville King, by Warranty Deed dated January 29, 1968, of record in Book 4208, Page 438 and known as Map 178, Parcel 33, Davidson County, Tennessee, Register's Office.

Less and except that portion conveyed to John David Dillon (approximately **7.06** acres) by Personal Representative's Quitclaim Deed dated July 16, 2008, of record as Instrument #20080829-0088915 in the offices of the Register of Deeds for Davidson County, Tennessee.

Less and except that portion carved out of the above described land and conveyed to Nancy King Dillon and Judith Lynn King Hammonds as tenants in common (approximately **2.005** acres) by Personal Representative's Quitclaim Deed dated July 16, 2008, of record as Instrument #20080829-0088916 in the offices of the Register of Deeds for Davidson County, Tennessee.

Less and except all of the property west of Old Harding Pike in which Mattie Joslin King only owned a life estate pursuant to Item 4 of the Last Will and Testament of Henry Orville King and, therefore, did not own at the time of her death.

Being the same property conveyed to John H. Dillon, a married man, by the Personal Representative's Quitclaim Deed, dated July 16, 2008, filed on August 27, 2015 and recorded in Book 6547, page 697 in the Register's Office of Williamson County, and of record as Instrument 20080829-0088917 in the Register's Office of Davidson County, Tennessee.

The legal description stated above has been taken from the prior Quitclaim Deed conveying the interest in said property to the Decedent. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 28 day of September, 2015.

ESTATE OF JOHN H. DILLON, GRANTOR

By: _____ PR

JOHN DAVID DILLON,
Personal Representative

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me Tommy C. Estes, a Notary Public of this County, JOHN DAVID DILLON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Personal Representative of the Estate of John H. Dillon and that he executed the within instrument for the purposes therein contained for and on behalf of said estate.

WITNESS MY HAND, at office, this 28th day of September, 2015.

TOMMY C. ESTES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Tommy C. Estes
Notary Public
My Commission Expires: 05-03-2016

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(D).

BK: 6577 PG: 46-49
15042350
4 PGS:AL-QUITCLAIM DEED
404363
10/02/2015 - 08:01 AM

BATCH	404363
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	22.00

STATE OF TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS