BILL GARRETT, Davidson County
Trans:T20150091581 DEEDQC
Recvd: 10/27/15 15:10 4 pgs
Fees:22.00 Taxes:0.00
20151027-0109393

THIS INSTRUMENT PREPARED BY
W. Warner McNeilly, III, Esq.
Watkins & McNeilly, PLLC
214 Second Ave. North, Suite 300
Nashville, TN 37201-1638

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID #:
CATHERINE LYNN NEWCOMB 338 Blackman Rd. Nashville, TN 37211	SAME	16300003901

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE.

Cathe L. Newcomb
CATHERINE LYNN NEWCOMB

GLORIA ANANABA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-10-2018

SUBSCRIBED AND SWORN to before me, Gloria Ananaba, by CATHERINE LYNN NEWCOMB this 14th day of October, 2015.

Notary Public
My Commission Expires: 9-10-2018

Whereas, Shirley N. Waller owned certain real property in Davidson County, Tennessee, described in Exhibit A attached hereto and incorporated herein by reference;

Whereas, Shirley N. Waller died intestate;

Whereas, the heirs at law of Shirley N. Waller are Benjamin L. Waller, Sr., Benjamin L. Waller, Jr. and Catherine Lynn Newcomb; and

Whereas the parties have agreed to distribute the property to Catherine Lynn Newcomb as part of her share of the Estate and be distributable assets of equal value to the other beneficiaries;

Now therefore, we, BENJAMIN L. WALLER, SR., BENJAMIN L. WALLER, JR., CATHERINE LYNN NEWCOMB and BENJAMIN L. WALLER, SR., Administrator of the Estate of Shirley N. Waller, docket number 15P-23, Seventh Circuit Court for Davidson County, Tennessee, hereinafter "GRANTORS," do hereby transfer, convey and quitclaim all of GRANTORS' right, title and interest in the property described in Exhibit A attached hereto and incorporated herein by reference to CATHERINE LYNN NEWCOMB, her heirs and assigns.

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

WITNESS our hands, this 14th day of October, 2015.

ESTATE OF SHIRLEY N. WALLER

By: Benjamin L Waller Sr
BENJAMIN L. WALLER, SR., Executor

Benjamin L Waller Sr
BENJAMIN L. WALLER, SR.

Benjamin L Waller Jr
BENJAMIN L. WALLER, JR.

Catherine L. Newcomb
CATHERINE LYNN NEWCOMB

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Gloria Ananaba, of said county, BENJAMIN L. WALLER, SR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Administrator of the Estate of Shirley N. Waller and that individually and as Administrator he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 14th day of October, 2015.

GLORIA ANANABA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018

Notary Public
My Commission Expires: 9-10-2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Gloria Ananaba, of said county, BENJAMIN L. WALLER, JR., 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 and seal, this 14th day of October, 2015.

GLORIA ANANABA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018

Notary Public
My Commission Expires: 9-10-2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Gloria Ananaba, of said county, CATHERINE LYNN NEWCOMB, 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, this 14th day of October, 2015.

GLORIA ANANABA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018

Notary Public
My Commission Expires: 9-10-2018

EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 2nd Civil District of Davidson County, Tennessee, described according to a survey made by E. L. Miller, Jr. & Company, September 9, 1964, revised September 28, 1964, as follows:

BEGINNING on the northeasterly margin of Mount View Road at the intersection of the same and a point in the eastern boundary line of the Sirls Cemetery, as shown on said survey; thence with the eastern boundary line of said cemetery, north 11 deg. 30' west 58 feet to a 12 – inch elm, north 66 deg. 15' east 12 feet to a post; and north 7 deg. 10' west 80 feet to a post, being the northeast corner of the cemetery lot; thence south 86 deg. 00' east 710 feet to an iron pin; thence south 9 deg. 00' east 369 feet to a point in the center of an old roadway, said point being 2,700 feet, more or less, from the center of an old roadway, said point being 2,700 feet, more or less, from the center line of Rural Hill Road; thence north 82 deg. 00' West 77 feet to the northerly margin of Mount View Road; thence with the same north 81 deg. 20' west 224 feet, north 68 deg. 20' west 126 feet, north 53 deg. 15' west 88 feet, north 48 deg. 00' west 94 feet, and north 36 deg. 30' west 89 feet to the BEGINNING, containing 5 acres, more or less.

This is improved property also known as 5131 Mt. View Road, Antioch, Davidson County, Tennessee 37013.

Being the same property conveyed to Shirley N. Waller by Deed of record in instrument number 20050527-0059870, R.O.D.C. Upon the death of Shirley N. Waller, said property vested in her heirs at law, Benjamin L. Waller, Sr., Benjamin L. Waller, Jr. and Catherine Lynn Newcomb. The Estate of Shirley N. Waller is administered in the Seventh Circuit Court for Davidson County, Tennessee, docket number 15P-23.