Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
J. Mark Poag **6439 Murray Lane** **Brentwood, TN 37027** **James C. Poag** **4461 Moore Lane** **Culleoka, TN 38451**	**MAP 148, PARCEL 039.00**	**J. Mark Poag** **6439 Murray Lane** **Brentwood, TN 37027** **James C. Poag** **4461 Moore Lane** **Culleoka, TN 38451**
This instrument prepared by: Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, TN 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **J. Mark Poag and James C. Poag, Co-Trustees of the Peggy W. Poag Family Trust created under the Will of Peggy W. Poag** (the "Grantors"), pursuant to the terms and conditions of the Peggy W. Poag Family Trust created under the Will of Peggy W. Poag (the "Trust"), by these presents do hereby sell, assign, transfer, convey and quitclaim a **Fifty Percent (50%) undivided interest to J. Mark Poag and a Fifty Percent (50%) undivided interest to James C. Poag, as Tenants in Common** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest, as Trustee of the Trust, in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as 218 Lucky Drive, Nashville, TN 37211.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

BILL GARRETT, Davidson County
Trans:T20150110185 DEEDQC
Recvd: 12/30/15 15:14 3 pgs
Fees:17.00 Taxes:0.00

20151230-0131271

STATE OF TENNESSEE
COUNTY OF DAVIDSON

This actual consideration of this transfer is $0.00.

Carol A. Wilson
Affiant

Subscribed and sworn to before me this 30th day of December, 2015.

Katherine W. Eidson
Notary Public

My Commission Expires: 1/11/2017

KATHERINE W. EIDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 11, 2017

7/3765704.1

IN WITNESS WHEREOF, the Grantors have executed this Deed this 29th day of December, 2015.

J. Mark Poag,
Co-Trustee of the Peggy W. Poag Family Trust created under the Will of Peggy W. Poag

James C. Poag
Co-Trustee of the Peggy W. Poag Family Trust created under the Will of Peggy W. Poag

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, Lynn G Milner, Notary Public, J. Mark Poag, with whom I am personally acquainted, and who acknowledged that he is the Trustee of the Peggy W. Poag Family Trust created under the Will of Peggy W. Poag, and that he as such Trustee executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of December, 2015.

LYNN G. MILNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-8-2019

Notary Public
My Commission Expires: 07-08-2019

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, Lynn G Milner, Notary Public, James C. Poag, with whom I am personally acquainted, and who acknowledged that he is the Trustee of the Peggy W. Poag Family Trust created under the Will of Peggy W. Poag, and that he as such Trustee executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of December, 2015.

LYNN G. MILNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-8-2019

Notary Public
My Commission Expires: 07-08-2019

7/3765704.1

EXHIBIT A

(Legal Description)

Being Lot No. 215 on the Plan of Hillbrook, Section Two, of record in Book 3300, page 12, Register's Office for said County.

Said Lot No. 215 fronts 87 feet on the north side of Lucky Drive and runs 177 feet on the westerly line and 183.4 feet on the easterly line to a dead line in the rear on which it measures 43 feet.

Being the same property conveyed to Joseph A. Poag, J. Mark Poag and James C. Poag, Co-Trustees of the Peggy W. Poag Family Trust created under the Will of Peggy W. Poag by Executor's Deed from Joseph A. Poag, J. Mark Poag and James C. Poag, Co-Personal Representatives of the Estate of Peggy W. Poag, recorded June 14, 2011, as instrument number 20110614-0045379, Register's Office for Davidson County, Tennessee. Joseph A. Poag, Co-Trustee of the Peggy W. Poag Family Trust created under the Will of Peggy W. Poag having died on April 14, 2015, with the terms of the Peggy W. Poag Family Trust created under the Will of Peggy W. Poag authorizing the remaining named Co-Trustees to continue to serve without appointing a successor Co-Trustee.