BILL GARRETT, Davidson County
Trans:T20160007046 DEEDQC
Recvd: 01/27/16 10:09 4 pgs
Fees:27.00 Taxes:0.00
20160127-0007767

This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
DAVID KENNEDY, JR., ATTORNEY AT LAW
3052 Lebanon Road, Nashville, TN 37214
PH: (615) 883-4998

FROM: **BEN REED BARTON, PERSONAL REPRESENTATIVE for the ESTATE OF IRMA EDWARDS BARTON**

TO: **David Kennedy, Jr., Trustee**

AND

FROM: **David Kennedy, Jr., Trustee**

TO: **BEN REED BARTON, a married person**

ADDRESS NEW OWNER:
BEN REED BARTON
1437 Willowbrooke Circle
Franklin, TN 37069

SEND TAX BILLS:
SAME

MORTGAGEE:
NONE

MAP & PARCEL
08515001800

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and for other good and valuable consideration the receipt of which is hereby acknowledged, I, Ben Reed Barton, Personal Representative for the Estate of Irma Edwards Barton (DOD: 09/26/2015 -- see Davidson County Probate Court, Case No. 15P-1829 – for muniment only) have bargained and sold and by these presents do quitclaim and convey unto David Kennedy, Jr., hereinafter called the Trustee, his successors and assigns, all of the Estate's right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A part of Clover Bottom Farm in the 3rd Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the center line of Lebanon Pike, 210 feet northeast from the southeasterly corner of the H. R. McFayden Tract, being the southeasterly corner of this tract, thence north 45-1/2 degrees west 600 feet to a stake; thence north 39 degrees east 179-1/2 feet to a stake; thence south 45-1/2 degrees east 600 feet to the center line of Lebanon Pike; thence along the center line of the same, south 36-1/2 degrees west 103 feet; thence south 42 degrees, 20' west 112 feet to the beginning.

Being the same property conveyed by Warranty Deed from Harold E. Stanford and wife, Sarah Stanford, dated September 7, 1946, to J. A. Barton and wife, Irma Edwards Barton, of record in Book 1385, Page 296, Register's Office for Davidson County, Tennessee. Excluded from said conveyance was an Easement 25 feet wide and 600 feet long along the southerly line, same being reserved for Harold E. Stanford, his heirs/assigns. Subsequently, Harold E. Stanford, et ux, executed a Quitclaim Deed wherein said Easement was Released and conveyed to J. A. Barton and wife, Irma Edwards Barton, said Quitclaim Deed being of record in Book 3883, Page 175, Register's Office for Davidson County, Tennessee. The said J. A. Barton became deceased on June 13, 1998, and Irma Edwards Barton subsequently became deceased on September 26, 2015, she having left a Last Will and Testament bequeathing the subject real property to Ben Reed Barton.

This is improved real property located at and known as 3016 Lebanon Road, Nashville, Davidson County, Tennessee, 37214.

And now I, the said **David Kennedy, Jr., Trustee**, for the express purpose of carrying out the intent of this conveyance, as set out above, do hereby quitclaim and convey unto **BEN REED BARTON, a married person,** his heirs and assigns, all of my right, title and interest in and to the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, defects, if any, and encumbrances as may affect the premises, as set forth above.

IN WITNESS WHEREOF, we have hereunto set our hands this the 21 day of December, 2015.

BEN REED BARTON, Personal Representative
Estate of IRMA EDWARDS BARTON

DAVID KENNEDY, JR., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **BEN REED BARTON**, Personal Representative of the **ESTATE OF IRMA EDWARDS BARTON**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 21st day of December, 2015.

NOTARY PUBLIC

My Commission Expires: 01/09/2018

JULIE O. GRUBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the Undersigned Notary Public in and for said County and State, the within named **DAVID KENNEDY, JR., Trustee,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 21st day of December, 2015.

NOTARY PUBLIC

My Commission Expires: 01/09/2018

JULIE O. GRUBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is NONE.

AFFIANT

Subscribed and sworn to before me this 21st day of December, 2015.

NOTARY PUBLIC

My Commission Expires: 01/09/2018

JULIE O. RUBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.