Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Montessori Academy, Inc. 6021 Cloverland Drive Brentwood, TN 37027	Part of 172-09-02-018.00	Same

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED AND FIFTY THOUSAND ($250,000) and NO/100 DOLLARS, payable at $1,200 per month for 60 months with balance and residuals of One-hundred seventy-eight thousand due at month 61. These funds are secured by lien on the property to protect the interest of the heirs of the Eileen E. Bernstorf estate. LINDA S. BERNSTORF, EXECUTOR OF THE EILEEN E. BERNSTORF ESTATE AND REPRESENTATIVE OF THE HEIRS AND MONTESSORI ACADEMY, INCORPORATED have bargained and sold, and by these presents do hereby transfer and convey to Montessori Academy, Incorporated, a Tennessee non-for-profit corporation ("Grantee"), its successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described on Exhibit A., which is attached hereto and incorporated herein by this reference (the "Property").

This is improved property in Davidson County, Tennessee.

This conveyance of Grantors' interest in the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Current Source of Title # 20070412-0044138

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $250,000.

Linda S. Bernstorf
Affiant

Subscribed and sworn to me this 25th day of March, 2016.

NOTARY PUBLIC
My Commission Expires: _____

MICHAEL B. COLYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

Prepared By
Brenda O. Bernstorf
6021 Cloverland
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20160024664 DEEDQC
Recvd: 03/28/16 13:16 5 pgs
Fees: 28.00 Taxes: 925.00
20160328-0028786

Executed this 25th day of March, 2016

MONTESSORI ACADEMY, INCORPORATED

By: _____
James. R. Bernstorf
Title: Secretary of the Board of Directors

STATE OF TENNESSEE)
County of Davidson)

Before me, Michael B. Colyer the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared James R. Bernstorf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge himself to be the Secretary of the Board of Directors of MONTESSORI ACADEMY, INCORPORATED, the within named bargainor, and that he as such Secretary of the Board of Directors, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Secretary of the Board of Directors.

Witness MY HAND AND SEAL AT OFFICE IN Nashville, Tennessee, this the 25th day of March, 2016.

_____
Notary Public
My Commission Expires: _____

MICHAEL B. COLYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

Executed this 25th day of March, 2016.

EILEEN E. BERNSTORF ESTATE

By: Linda S. Bernstorf
Linda S. Bernstorf, Executor of Eileen E. Bernstorf Estate

STATE OF TENNESSEE)
County of Davidson)

Before me, Michael B. Colyer the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Linda. S. Bernstorf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge herself to be the authorized Executor of the Eileen E. Bernstorf Estate, the within named bargainor, and that she as such Executor of the Eileen E. Bernstorf Estate, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by herself as such Executor of the Eileen E. Bernstorf Estate.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 25th day of March, 2016.

Notary Public
My Commission Expires:

MICHAEL B. COLYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

EILEEN E. BERNSTORF
6023 CLOVERLAND DRIVE
BRENTWOOD, TENNESSEE 37027

Recvd: 04/12/07 13:35 2 pgs
Fees:12.00 Taxes:0.00
[redacted]
20070412-0044138

MAP & PARCEL NO. MAP 172
PART OF PARCEL 116

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

THE ACTUAL CONSIDERATION OF VALUE FOR THIS TRANACTION IS $0.00.

Eileen E. Bernstorf
Affiant: Eileen E. Bernstorf

Sworn and subscribed before me on this 10th day of April, 2007

Darlana Lohr
NOTARY PUBLIC

My Commission Expires 3/24/2009

DARLANA LOHR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged EILEEN E. BERNSTORF, TRUSTEE OF THE E. CRANTSTON AND EILEEN E. BERNSTORF TRUST DATED DECEMBER 31, 1998. A Revocable Living Trust, "GRANTOR", , by these presents, does hereby quitclaim and convey unto EILEEN E. BERNSTORF, individually, her heirs, successors and assigns all of my rights, title and interests in and to a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows, to wit:

PARCEL "B"
Beginning at the northeast corner of the one acre tract of land described in Instrument Number 20050310-0026623 in the Register's Office of Davidson County, Tennessee; thence following the easterly margin of said one acre tract South 07 degrees, 30 minutes, 00 seconds West 208.71 feet to a point; thence North 82 degrees, 30 minutes, 00 seconds West 100 feet to a point; thence severing the one acre parcel North 07 degrees, 30 minutes, 00 seconds East 120.41 feet to a point; thence North 84 degrees, 15 minutes, 23 seconds West 30.72 feet to a point; thence North 05 degrees, 44 minutes, 37 seconds East 89.28 feet to a point on the north margin of said one acre tract; thence following the north line of the one acre tract South 82 degrees, 30 minutes, 00 seconds East 133.45 feet to the point of beginning, being the easterly part of the same property conveyed by an one half undivided interest to James R. Bernstorf and wife Brenda O. Bernstorf, and an one half undivided interest conveyed to Eileen E. Bernstorf by quitclaim deed of record in Instrument Number 20053010-0026623, in said Register's Office, subsequently conveyed to Eileen E. Bernstorf by deed from James R. Bernstorf and wife Brenda Bernstorf by quitclaim deed of record in Instrument Number 20060801-0093167, said Register's Office and

Being part of the same property conveyed to E. C. Bernstorf and wife, Eileen E. Bernstorf by deed from Klara P. Alexander of recording Book 6522, page 566, Register's Office for Davidson County, Tennessee. Subsequently E. C. Bernstrof and wife, Eileen E. Bernstorf conveyed all right, title and interest to E. Cranston Bernstorf or Eileen E. Bernstorf, trustees, or successor trustee(s) of the E. Cranston and Eileen E. Bernstorf Trust dated December 31, 1998, A Revocable Living Trust by Quitclaim Deed of record in Book 11332, Page 942, said Register's Office. E. Cranston Bernstorf having since died and Eileen E. Bernstorf now serving as Trustee of the E. Cranston and Eileen E. Bernstorf Trust dated December 31, 1998.

Together with a perpetual and permanent, nonexclusive easement for ingress/egress and utilities to the property herein conveyed, across and upon so much of Grantor's adjoining land as is currently being used for those purposes, said ingress/egress easement is recorded in Instrument umber 20050310-0026624, said Register's Office.

Attached is a sketch, exhibit "A" showing the dividing lines of the one acre tract, into Parcel "A" and Parcel "B" and is made a part of this transfer.
Parcel "B" is described above.
Said property is transferred subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 6023 Cloverland Drive, Brentwood, Tennessee 37027

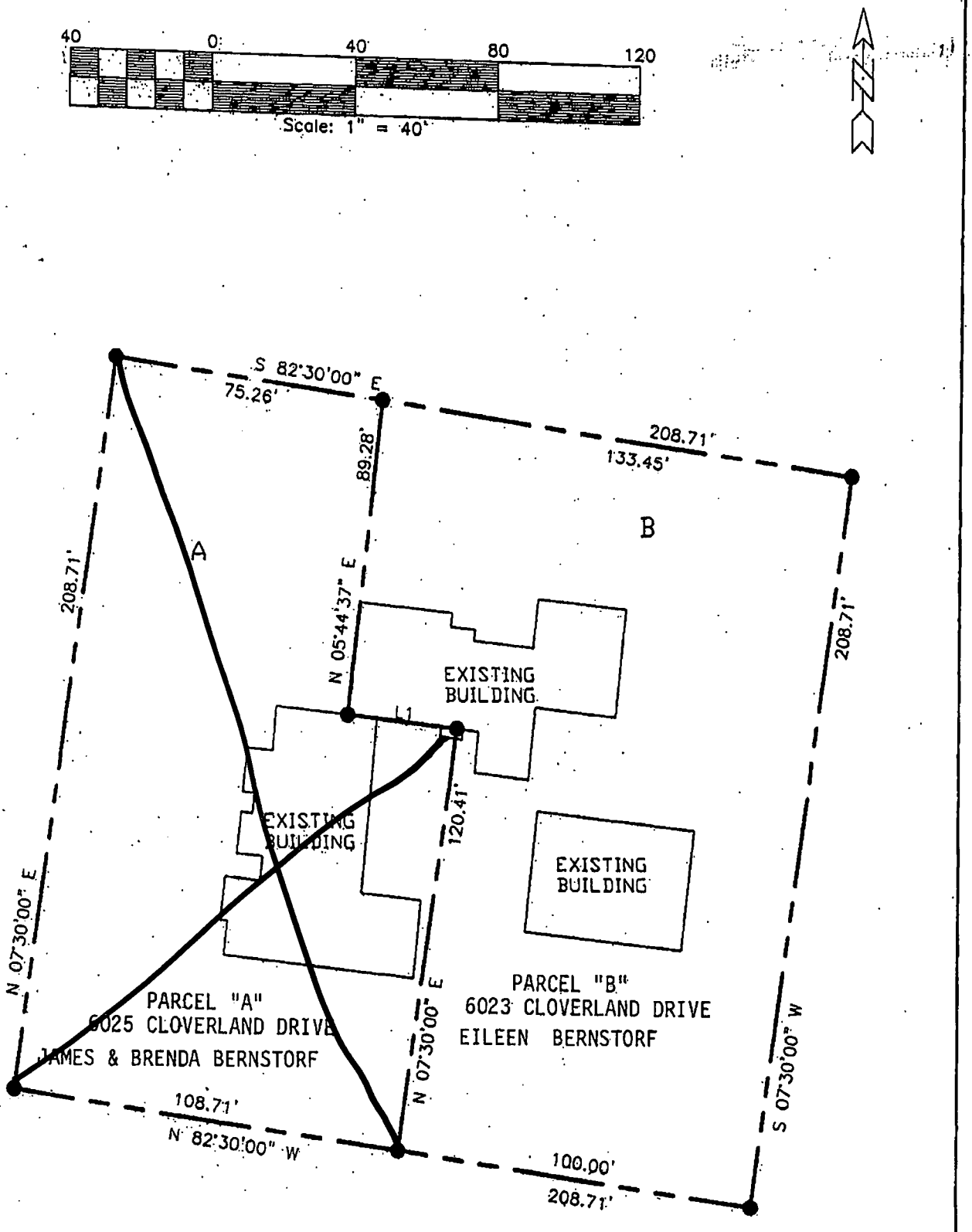
WITNESS my/our hand(s) this 10 day of April, 2007.

Eileen E. Bernstorf
EILEEN E. BERNSTORF

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Eileen E. Bernstorf, Trustee of the E. Cranston and Eileen E. Bernstorf Trust Dated December 31, 1998, A Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal Brentwood Tennessee on this the 10th day of April 2007

DARLANA LOHR STATE



NUMBER	DIRECTION	DISTANCE
L1	N 84°15'23" W	30.72'

EXHIBIT "A"