THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20160024791 DEEDQC
Recvd: 03/28/16 14:58 14 pgs
Fees:72.00 Taxes:0.00
20160328-0028987

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Vicky Nolan
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE
11th DAY OF March, 2016:

Tamara M Brown
Notary Public

My Commission Exp: 6/21/16

TAMARA M. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Phillip Derrick 9600 South Harpeth Road Nashville, Tennessee 37221	FRANKLIN SYNERGY BANK 722 Columbia Ave. FRANKLIN, TN 37064	168-0-0-166.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **DEBBIE REALE, VICKY NOLAN, DOROTHY BARRETT, JOE DERRICK, JENNIFER SPICELAND, DAVID DERRICK, MICHELLE BANKS, KELLY CARTER, MELISSA SMITH, STACIE TIMMONS, JACQUELINE WEATHERLY, and PHILLIP DERRICK**, hereinafter called the Grantors, do hereby Quitclaim and convey unto **PHILLIP DERRICK**, hereinafter called the Grantee, his heirs and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey dated 4/20/75, as follows:

Beginning at a point on the southwesterly margin of South Harpeth Road; thence South 61 deg. 59 min. West 34.0 feet to a point; thence South 84 deg. West 72.4 feet to an iron pin; thence North 80 deg. 26 min. West 177.2 feet to an iron pin; thence North 75 deg. 54 min. West 230.1 feet to an iron pin; thence South 01 deg. 15 min. East 195 feet to an iron pin; thence North 88 deg. 55 min. West

236.7 feet to an iron pin; thence South 80 deg. 05 min. West 49.0 feet to an iron pin; thence North 01 deg. 37 min. West 52.0 feet to an iron pin; thence North 84 deg. 37 min. West 44.0 feet to an iron pin; thence North 85 deg. 27 min. West 199.6 feet to an existing iron pin; thence North 03 deg. 45 min. East 39.4 feet to an existing iron pin, thence South 85 deg. 29 min. East 194.7 feet to an iron pin; thence North 01 deg. 15 min. West 190.7 feet to a post in a fence; thence with said fence, South 86 deg. 13 min. 694.8 feet to a post; thence South 60 deg. 45 min. East 100.1 feet to an iron pin; thence South 49 deg. 55 min. East 49.4 feet to an iron pin in the southwesterly margin of South Harpeth Road, the point of beginning.

Subject to Dedication of 40 Foot Driveway Easement, of record at Book 8859, page 39, Davidson County Register of Deeds.

Being the same property conveyed to Edward H. Derrick and wife, Shirley A. Derrick and son, Phillip A. Derrick, unmarried, by Quitclaim Deed from Edward H. Derrick and wife, Shirley A. Derrick, of record in Instrument No. 20040309-0027194, dated 2/26/2004, Register's Office for Davidson County, Tennessee. Edward H. Derrick died on 12/27/2006, leaving Shirley A. Derrick as surviving Tenant by the Entirety as to his share of the ownership of the property. Shirley A. Derrick died on 09/19/2014. Debbie Reale, Vicky Nolan, Dorothy Barrett, Joe Derrick, Jennifer Spiceland, David Derrick, Michelle Banks, Kelly Carter, Melissa Smith, Stacie Timmons, Jacqueline Weatherly, and Phillip Derrick are the sole living heirs of Shirley A. Derrick and of Edward H. Derrick, according to Affidavit of Heirship filed at Instrument No. 20160328-0028986, Davidson County Register of Deeds. See also *IN RE: The Estate of Shirley Spurlock Derrick, Deceased*, Circuit Court of Davidson County, Tennessee (Probate Division), Case No. 15P336.

This is improved property known as **9600 South Harpeth Road, Nashville, Tennessee 37221.**

Witness our hands as of the dates noted below on the subsequent pages with each signature. The Grantors agree that the separately executed signature pages may be assembled to form one final original document for recording:

[SIGNATURES ARE ON THE FOLLOWING PAGES]

Note: The Grantor agrees that the separately executed signature pages may be assembled to form one final original document for recording:

Debbie Reale

Debbie Reale

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Debbie Reale,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11 day of March, **2016**:

Patricia Pedrosa

Notary Public

My Commission Expires: 3-7-2017

PATRICIA PEDROSA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 7, 2017

Note: The Grantor agrees that the separately executed signature pages may be assembled to form one final original document for recording:

Vicky Nolan

Vicky Nolan

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Vicky Nolan,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of March, **2016**:

Tamara M Brown

Notary Public

My Commission Expires: 6/21/16

TAMARA M. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

Note: The Grantor agrees that the separately executed signature pages may be assembled to form one final original document for recording:

Dorothy Barrett

Dorothy Barrett

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dorothy Barrett,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of March, **2016**:

Emerald Burnett

Notary Public

My Commission Expires: 7-8-19

EMERALD BURNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Note: The Grantor agrees that the separately executed signature pages may be assembled to form one final original document for recording:

Joe Derrick

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joe Derrick,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of March, **2016**:

Tamara M Brown
Notary Public

My Commission Expires: 6/21/16

TAMARA M. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

Note: The Grantor agrees that the separately executed signature pages may be assembled to form one final original document for recording:

Jennifer Spiceland

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jennifer Spiceland,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11 day of March, **2016**:

Notary Public

My Commission Expires: 11/5/19

EMILY A. FOX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Note: The Grantor agrees that the separately executed signature pages may be assembled to form one final original document for recording:

David Derrick

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David Derrick,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12 day of March, **2016**:

Notary Public

My Commission Expires: 11/5/19

EMILY A. FOX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Note: The Grantor agrees that the separately executed signature pages may be assembled to form one final original document for recording:

Michelle Banks

Michelle Banks

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michelle Banks,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11 day of March, **2016**:

Emily A. Fox

Notary Public

My Commission Expires: 11/5/19

EMILY A FOX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Note: The Grantor agrees that the separately executed signature pages may be assembled to form one final original document for recording:

Kelly Carter

Notary Public - State of Florida
PATRICIA A. PARKER
MY COMMISSION # FF 914037
EXPIRES: March 11, 2016
Bonded through Western Surety Company

STATE OF FL

COUNTY OF Walton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kelly Carter,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of March, **2016**:

Notary Public

My Commission Expires: 3/11/16

Note: The Grantor agrees that the separately executed signature pages may be assembled to form one final original document for recording:

Melissa Smith

Melissa Smith

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Melissa Smith,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of March, **2016**:

Tamara M. Brown

Notary Public

My Commission Expires: 6/21/16

TAMARA M. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

Note: The Grantor agrees that the separately executed signature pages may be assembled to form one final original document for recording:

Stacie Timmons

Stacie Timmons

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Stacie Timmons,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of March, **2016**:

Tamara M Brown

Notary Public

My Commission Expires: 6/21/16

TAMARA M. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

Note: The Grantor agrees that the separately executed signature pages may be assembled to form one final original document for recording:

Jacqueline Weatherly

Jacqueline Weatherly

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jacqueline Weatherly,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of March, **2016**:

Tamara M Brown

Notary Public

My Commission Expires: 6/21/16

TAMARA M. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

Note: The Grantor agrees that the separately executed signature pages may be assembled to form one final original document for recording:

Phillip Derrick

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Phillip Derrick,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11TH day of March, **2016**:

Notary Public

SHAROLYN A WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2018