Instrument Prepared By:

Esquire Title & Escrow, Inc.
30 Burton Hills Blvd., Suite 200
Nashville, TN 37215

The Actual Consideration or Value, whichever is greater, for this transfer is $ -0-

Affiant

Subscribed and sworn to before me this 31st day of March, 2016.

Notary Public

My Commission Expires: 11/5/18

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20160029865 DEEDWARR
Recvd: 04/13/16 09:29 2 pgs
Fees:12.00 Taxes:0.00
20160413-0035231

**QUITCLAIM DEED**

Address New Owner:
**Benjamin E. Johnson and Tatum H. Johnson and Courtney Johnson Kihlberg and Petter Kihlberg**
**3605 North Chapel Road**
**Franklin, TN 37067**

Send Tax Bills To:
**SAME**

Map-Parcel Numbers:
**141000187.00**
**141000188.00**

**WHEREAS,** certain property was conveyed to Benjamin E. Johnson and wife, Tatum H. Johnson by Deeds from Cecil D. Branstetter, Sr., of record in Instrument No. 20051230-0157082, Instrument No. 20060614-0071049, Instrument No. 20071228-0148536 and Instrument No. 20071228-0148588, Register's Office for Davidson County, Tennessee, and

**WHEREAS,** certain property was conveyed to Courtney Johnson Kihlberg and husband, Petter Kihlberg by deeds from Cecil D. Bransteter, Sr., of record in Instrument No. 20051230-0157083, Instrument No. 20060614-0071050, Instrument No. 20071228-01488535 and Instrument No. 20071128-0148539, Register's Office for Davidson County, Tennessee, and

**WHEREAS,** said deeds reserved unto Cecil D. Branstetter, Sr., Kay B. Johnson and Donald W. Johnson, for each of their lives, the right of first refusal in the event of the sale of the conveyed property and,

**WHEREAS,** the said Cecil D. Branstetter, Sr. and Donald W. Johnson have died survived by Kay B. Johnson and the said Kay B. Johnson desires to relinquish her right of first refusal in said property,

**NOW THEREFORE,** in consideration for love and affection and other valuable consideration, Kay B. Johnson hereby relinquishes and conveys any and all interest she might have in said property, including the first right of refusal previously reserved unto her, to Benjamin E. Johnson and wife, Tatum H. Johnson and Courtney Johnson Kihlberg and husband, Petter Kihlberg.

Exhibit "A" is attached hereto and made a part hereof.

This is improved property located off Poplar Creek Road, Davidson County, Tennessee.

**WITNESS** my hand this 14th day of **March, 2016.**

Kay B. Johnson
**Kay B. Johnson**

**STATE OF** Tennessee)
**COUNTY OF** Davidson)

On this 14th day of **March, 2016,** before me, a Notary Public, within and for the State and County aforesaid, personally appeared **Kay B. Johnson** the bargainor 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 this 14th day of **March, 2016.**

Debbie Hill
Notary Public

My Commission Expires: 3-10-2019

DEBBIE HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-10-2019

Exhibit "A"

**Map & Parcel 141000187.00**

Lying in the 35th Councilmanic District of Davidson County, TN and being a portion of a tract of land belonging to Cecil D. Branstetter as described in book 5455, page 881 (property map 141, parcel 41) at the Register's Office of Davidson County. TN and being more particularly described as follows:

Beginning at an old fence corner post at a southeast corner of the larger tract of which this is a part and at a southwest corner of "Sheffield" on the Harpeth subdivision and in the north line of Liff; thence with the north line of Liff and generally along a fence the following calls:
South 81 degrees 29 minutes 00 second West 462.80 feet,
South 79 degrees 25 minutes 56 seconds West 256.09 feet,
South 77 degrees 02 minutes 56 seconds West 185.38 feet to an old fence corner post; thence on new lines through Branstetter the following calls:
South 77 degrees 02 minutes 56 seconds West 85.21 feet to a new iron rod,
North 07 degrees 12 minutes 29 seconds West 491.27 feet to a new iron rod,
North 82 degrees 12 minutes 59 seconds East 898.90 feet to a new iron rod in a west line of "Sheffield" on the Harpeth subdivision; thence with said subdivision South 18 degrees 24 minutes 59 seconds East 456.34 feet to the point of beginning and containing 10.00 acres.

Being the same property conveyed Courtney Johnson Kihlberg and husband, Petter Kihlberg by deed dated December 29, 2005 from Cecil D. Branstetter, Sr. of record in Instrument No. 20051230-0157083 and by deed dated May 26, 2006 of record in Instrument No. 20060614-0071050 and by deed dated December 21, 2007 of record in Instrument No. 20071228-0148535 and by deed of record in Instrument no. 20071128-0148539 all in the Register's Office for Davidson County, Tennessee.

**Map & Parcel 141000188.00**

Lying In the 35th Councilmanic District of Davidson County, TN and being a portion of a tract of land belonging to Cecil D. Branstetter as described in book 5455, page 881 (property map 141, parcel 41) at the Register's Office of Davidson County, TN and being more particularly described as follows:

Beginning at a new iron rod which is located North 18 degrees 24 minutes 59 seconds West 456.34 feet from an old fence corner post at a southeast corner of the larger tract of which this is a part; said fence corner post being at a southwest corner of "Sheffield" on the Harpeth subdivision and in the north line of Liff; thence on new lines through Branstetter the following calls:
South 82 degrees 12 minutes 59 seconds West 898.90 feet to a new iron rod,
North 07 degrees 12 minutes 29 seconds West 487.01 feet to a new iron rod; thence continuing on a new line and generally along a fence North 82 degrees 12 minutes 59 seconds East 941.31 feet to an old fence corner post in a west line of "Sheffield" on the Harpeth subdivision; thence with said subdivision the following calls:
South 07 degrees 00 minute 24 seconds West 317.61 feet to an old fence corner post. South 18 degrees 24 minutes 59 seconds East 183.05 feet to the point of beginning and containing 10.00 acres.

Being the same property conveyed to Benjamin E. Johnson and wife, Tatum H. Johnson by deed dated December 29, 2005 from Cecil D. Branstetter, Sr. of record in Instrument No. 20051230-0157082, and by Deed dated May 26, 2006 of record in Instrument No. 20060614-0071049 and by deed dated December 21, 2007 of record in Instrument No. 20071228-0148536 and by deed dated December 28, 2007 of record in Instrument No. 20071228-0148538, all in the Register's Office for Davidson County, Tennessee.