Davidson County DEEDQC
Recvd: 04/25/16 14:53 6 pgs
Fees:32.00 Taxes:0.00
20160425-0040092

THIS INSTRUMENT PREPARED BY:
Sherrard & Roe, PLC (LRK)
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TRUSTEE'S QUITCLAIM DEED

Address New Owner:
REH Investments, LLC
c/o Thomas C. Harwell
3514 Hampton Avenue
Nashville, TN 37215

Send Tax Bills To:
Regions Bank
150 4th Ave. N., Suite 900
Nashville, TN 37219
Attn: Conor Duggan

Map & Parcel No.:
Map 57
Parcel 1

WHEREAS, Robert E. Harwell, Jr. was the lifetime beneficiary of the Robert E. Harwell, Jr. Separate Share Trust u/w of Robert E. Harwell dated April 12, 1965 (the "Trust"); and

WHEREAS, the remainder beneficiaries of the Trust are the children of Robert E. Harwell, Jr., being Jane McKelvey Harwell, Robert E. Harwell, III and Thomas Creighton Harwell (the "Beneficiaries"); and

WHEREAS, Robert E. Harwell, Jr. and Regions Bank (formerly First American Bank or AmSouth Bank by merger) were appointed Co-Trustees of the Trust, and Thomas C. Harwell was appointed successor Trustee to Robert E. Harwell, Jr. by the Seventh Circuit Court of Davidson County on September 10, 2015.; and

WHEREAS, the Trust terminated at the death of Robert E. Harwell, Jr. on January 3, 2016, by its terms and the Beneficiaries directed the Trustee to convey all of the Beneficiaries' right, title and interest in and to the property described in Exhibit A to REH Investments, LLC, a limited liability company formed by the Beneficiaries.

WITNESSETH

Pursuant to the terms of Trust and directions of the Beneficiaries, Thomas C. Harwell and Regions Bank, as Co-Trustees of the Trust ("Grantor"), by its presents, do hereby quitclaim, transfer, and convey unto REH Investments, LLC, a Tennessee limited liability company ("Grantee"), all of the Trust's right, title, and interest in and to an undivided one-third (1/3) interest in tracts or parcels of land situated in Davidson County, State of Tennessee (the "Property"), more particularly described in Exhibit A attached.

[Signature page follows]

IN WITNESS WHEREOF, the undersigned Grantor has signed this deed on this the 25th day of April, 2016.

ROBERT E. HARWELL, JR. SEPARATE SHARE TRUST u/w Robert E. Harwell

By: REGIONS BANK, Co- Trustee

By: _____

Title: VP & Trust Advisor

By: _____
Thomas C. Harwell, Co-Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Cora Dugger with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be VP + Trust Advisor of Regions Bank, Co-Trustee, the within named bargainor, a corporation, and that he as such officer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as VP + Trust Advisor.

Witness my hand and seal at office in Nashville, Tennessee, this 25 day of April, 2016.

_____
Notary Public

My Commission Expires: 1-2-2018

TONYA W. GINNETTI
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires Jan. 2, 2018

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Thomas C. Harwell, Co-Trustee, the within named 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 instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 25 day of April, 2016.

Notary Public

My Commission Expires: 1-2-2018

TONYA W. GINNETTI
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires Jan. 2, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0-.

Linda R. Koon
Affiant

Subscribed and sworn to before me, this the 25th day of April, 2016.

Notary Public

My Commission Expires: 9/11/17

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Beverly Sebastian
My Commission Expires
September 11, 2017
STATE OF TENNESSEE

EXHIBIT A

Property Description

"Bull Run Road"

Map 57, Parcel 1

Property situated in Davidson County, Tennessee, more particularly described as follows:

TRACT NO. I:
A tract of land in the 13th , formerly 25th Civil District of Davidson County, Tennessee, described according to a survey made by Erle Brake, County Surveyor, Sept 21st, 1933, as follows:

Beginning at a sweet gum and beech pointer the original southwest corner of the James M. Simpkins line and in a corner of James W. Howington's land; thence eastwardly 92 poles; thence southwardly 36 poles; thence eastwardly 87 poles to the center of Sulphur Creek, thence with the center of said creek with its various meanders as follows: North 24 degrees East 11 poles, North 47 degrees East 13 poles; North 4 degrees East 18 poles, North 33 degrees East 19 poles, North 25 degrees East 18 poles, North 36 degrees East 16 poles, North 21 degrees East 22 poles to B. F. Young's northwest corner, continuing with the center of said creek North 21 degrees East 15 poles and North 17 degrees West 10 poles, to the center of Bull Run Road, thence with the center of said road as follows: North 63 degrees West 42 poles, North 41 ½ , degrees West 23 poles, North 34 ¼ degrees West 25 poles North 46 degrees West 8 poles, North 25 ½ degrees West 10 poles, North 41 degrees West 12 poles North 12 degrees West 8 poles. North 35 ¼ degrees West 7 poles, North 56 degrees West 14 poles North 63 ¾ degrees West 9 poles. North 42 ½ degrees West 10 poles North 43 ¼ . degrees West 6 poles, North 58 ½ degrees West 7 poles, North 39 ½ degrees West 24-5/10 poles, North 9 ¾ degrees West 9-5/10 poles North 21 ¾ degrees West 13 poles North 39 degrees West 3-9/10 poles, thence leaving said road and running westwardly 83-5/10 poles, more or less to a large hickory in the southwest corner of the old Allen Simpkins tract, thence southwardly 50 poles to a hickory; thence South 71 degrees East 4-5/10 poles to a walnut and hickory thence southwardly 200 poles to the beginning. Containing 291-93/100 acres, more or less.

Included in the above description and excluded herefrom is that tract of land conveyed to James 0. Simpkins by deed from Cornelia E. Turner and husband of record in Book 954, page 463, Register's Office for said County described according to a survey made June 9th, 1936, by John Wilks Civil Engineer as follows:

Beginning at a culvert on the westerly margin of Old Hickory Boulevard and running thence South 18 degrees West with the westerly margin of said Boulevard 300 feet; thence North 87 degrees West 1268 feet to a small ash; thence North 4 degrees West 613 feet to a walnut thence North 70 degrees East 410 feet to a hickory; thence South 63 degrees East 300 feet; thence East 200 feet; thence South 63 degrees East 300 feet thence South 67 degrees East 200 feet; and thence South *55* degrees East 300 feet to the beginning, containing 19 ½ , acres ,more or less.

TRACT NO. II:
Situated in the 13th Civil District of Davidson County, Tennessee, and being the strip of the C. C. Roberts and wife land lying on the southwesterly side of the New Bull Run Road, and being a part of the

property transferred by Jno. H. Waddell, Et Ux, to C. C. Roberts, Et Ux in installment deed recorded in the Register's Office of Davidson County, Tenn. Jan. 24, 1936, noted in Book 45, Page 606, and recorded in Book 989, Page 48. This strip of land being more particularly described as follows:

> Beginning at a point in the Old Hickory Blvd. which is a comer of the C.C. Roberts and wife, Margaret Roberts, land and running in a northwesterly direction with the New Bull Run Road (which has just been surveyed, graded, and completed) to a point in the north line of the said C. C. Roberts and wife, Margaret Roberts, land; thence west to a certain point in the C. C. Roberts and wife land which is also the northeast comer of the said Robert E. Harwell land; thence in a southeasterly direction following the northeasterly boundary of the Robert E. Harwell land to the beginning.

INCLUDED IN THE ABOVE DESCRIBED TRACTS OF LAND, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE are the following described tracts of land:

Tract I:

Being situated in the 13th (formerly 25th) Civil District of said County and State, beginning at the intersection of the south boundary line of the right of way of the Bull Run Road with the east right of way line of Old Hickory Boulevard; thence running in a southerly direction with the east margin of Old Hickory Boulevard 200 feet; thence easterly in a straight line at right angles with the Old Hickory Boulevard to the middle of Sulphur Creek; thence in a northerly direction with the meanders of said creek to a point where said creek strikes the southerly right of way line of said Bull Run Road; thence westerly with the said southerly right of way line of said Bull Run Road to the point of beginning.

Tract II:

Being situated in the Thirteenth, formerly Twenty-Fifth, Civil District of said County and State, and fronting 350 feet on the easterly margin of Old Hickory Boulevard and more particularly described as follows:

> Beginning at an iron pipe on the northeast comer of the intersection of Old Hickory Boulevard and a private lane leading to the house situated on the property of Grantors, lying west of Old Hickory Boulevard, and running thence from said iron pipe along the easterly margin of Old Hickory Boulevard 350 feet to a point; running thence, at a right angle to Old Hickory Boulevard, to the center of Sulphur Creek; thence with said creek as it meanders to the northerly margin of said private lane; thence with the northerly margin of said private lane to the point of beginning, showing 350 feet front on said Old Hickory Boulevard and 350 feet, more or less, along the center of said creek.

Being the same property in which a one-third undivided interest was conveyed to Robert E. Harwell, Jr. and AmSouth Bank (now Regions Bank by merger), as Co-Trustees of the Robert E. Harwell, Jr. Separate Share Trust by deed of record as Instrument #20040922-0113884, Register's Office of Davidson County, Tennessee.

All property descriptions taken from prior deeds.

CERTIFICATE OF AUTHENTICITY

I, Linda R. Koon, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Linda R. Koon

Linda R. Koon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Linda R. Koon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

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

Notary Public

My Commission Expires: 9/11/2017

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Beverly Sebastian
My Commission Expires
September 11, 2017
STATE OF TENNESSEE