This instrument was prepared by:
DAN PERRY
311 S. Royal Oaks Blvd., Suite 120A
Franklin, TN 37064
(615) 472-2482

Davidson County	DEEDQC
Recvd: 08/08/16 14:00	5 pgs
Fees:27.00 Taxes:0.00	
20160808-0082287	

PREPARED WITHOUT TITLE OPINION

Property Address and Owner:
William Stilts & Nancy Stilts, Trustees
2335 S. Mount Juliet Road
Mount Juliet, Tennessee 37122

Mail Tax Statement to:
William Stilts & Nancy Stilts
2335 S. Mount Juliet Road
Mount Juliet, Tennessee 37122

I, or we, hereby swear or affirm that the actual consideration for the transfer of this property is $0.00

Affiant William E Stilts
Nancy C. Stilts

Sworn to and subscribed before me this 4th day of August 2016.

NOTARY PUBLIC Donna M. Smith

My Commission Expires: 10/29/2019

DONNA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Map 099 and Parcel No.(s): 082.00

QUITCLAIM DEED

This instrument made and entered into on this the 4th day of August 2016, by and between William Stilts and Nancy Stilts, hereinafter referred to as GRANTOR, and William E. Stilts, Jr. hereinafter referred to as GRANTEE.

WITNESSETH

That for and in consideration of the sum of ONE AND NO/100 ($1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, Settlors convey and quitclaim unto Grantee, all of Settlors' right, title and interest in and to the following described real estate, lying and being in the 2nd Civil District of Davidson County, Tennessee, more particularly bounded and described, to wit:

Tract #1:

Being a part of the land conveyed by deed to said T.B. Hill by D.W. White et ux, a record of which may be found in Book 841, Page 368, Register's Office for Davidson County, Tennessee, more fully described and bounded as follows:

Beginning at a point in the Franklin Crusher Road and running in an Easterly direction with the Stilts line 1248.8 feet to a stob; thence in a Southerly direction with Ransom line 501 feet to a stob; thence with Ransom line in a Westerly direction 501 feet to a stob in the said T.B. land; thence in a Westerly direction on the Hill land 414 feet to a Sycamore tree to Charlton's Corner: thence with Charlton's line 168 feet to a Persimmon tree: thence with Charlton's line 309 feet to a

Tennessee Certification of Electronic Document

I, Daniel Perry, 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.

Signature

State of Tennessee
County of Williamson

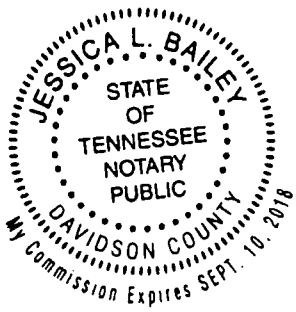
Personally appeared before me, Daniel Perry, a notary public for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Name

Jessica L Bailey
Notary Signature

MY COMMISSION EXPIRES: September 10 2018

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

point in the center of Franklin Crusher Road: thence in a Northerly direction with the center of said Crusher Road 540 feet to the beginning and containing 15 acres more or less.

Included in the above description but expressly excluded from this conveyance are three tracts of land as evidenced by deeds of record in Book 2812, Page 600; Book 3370, Page 285; and Book 3373, Page 409, Register's Office for Davidson County, Tennessee.

Tract #2:

Lying and being in the 2nd Civil District of Davidson County, Tennessee, on the Franklin Limestone Road near Una Tennessee, and more particularly described as follows:

Being at a point in the center of the said Franklin Limestone Road 225 southerly from the northwest corner of the tract of land bought from D.W. White et ux, by T.B. Hill, which tract is described in deed recorded in Book 982, Page 426, of the Register's Office for said County: thence in a northerly direction with the center of said road 225 to a point in the center of said road, being the northwest corner of said tract bought of White Et ux; thence in an easterly direction along the northerly line of said tract of land bought of White et ux, 360 feet to a point; thence in a southerly direction 258 feet to a point, which point is 323 feet east of the point of beginning; thence in a westerly direction 323 feet to the point of beginning and containing two acres more or less.

Said tract lying in the northwest and being part of the tract of land bought of White and wife, T.B. Hill, which deed is recorded in the Register's Office for Davidson County, Tennessee, in Book 982, Page 426.

Tract #3:

Being a part of the land bought from D.W. White et ux, by T.B. Hill, a record of which may be found in Record Book 982, Page 426, Register's Office of Davidson County, Tennessee, and located in the 2nd Civil District of said County and State, and being a parcel of land consisting of four acres more or less being behind the property of said Stilts and beginning at the Stilts and Hill corner and running with the said Stilts line about 255 feet to Ransom line. Thence with Ransom line to the Ransom and Hill Corner. Thence with Ransom line about 255 feet to a stake in the Ransom and Hill line: thence in a straight line to the beginning.

Being the same property conveyed to Geneva Ray Stilts, from Delia Stilts, by deed of record in Book 4764, Pages 854 -857, Register's Office for Davidson County, Tennessee. Geneva Ray Stilts dies on August 21, 2006 leaving this property by way of a Revocable Living Trust to William E. Stilts, Sr.

TITLE REFERENCE: See Deed Book 10975, Page 688 in the Register's Office of Davidson County, Tennessee.

Description taken from prior deed.

STATE
OF
TENNESSEE
NOTARY
PUBLIC

DAVIDSON COUNTY

My Commission Expires Sept. 10, 2019

Subject property is being sold and purchased in "as is condition" with no representation or warranty whatsoever by Settlor as to its condition or fitness for use other than as expressly set forth herein. This deed was prepared without the benefit of a survey and the descriptions herein are the same as in the previous deed of record. The preparer makes no certification as to boundaries of property or number of acres contained herein.

If the above described property is agricultural, forest or open spaced land, and if such property will be converted to use other than that stipulated in TCA 67-5-1001, then pursuant to TCA 26-5-1008 or failure to file Greenbelt Application, the buyers shall be liable for all roll back taxes due.

The parties hereto acknowledge that Dan Perry, Attorney at Law, is not the closing agent for this transaction, pursuant to the provisions of Section 6045(e) of the Internal Revenue. Code, as amended by the Tax Reform Act of 1986.

IN TESTIMONY WHEREOF, Settlors have hereunto set their signatures, this the day and date first above written.

WILLIAM STILTS

NANCY STILTS

STATE OF TENNESSEE
COUNTY OF WILSON

On this 4th day of August 2016, before me personally appeared William Stilts and Nancy Stilts, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument and acknowledged that such persons executed the same as their free act and deed.

WITNESSED my hand and official seal at office on this the 4th day of August 2016.

NOTARY PUBLIC

My Commission Expires: 10/29/2019

DONNA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY