BILL GARRETT, Davidson County
Trans:T20160074288 DEEDQC
Recvd: 08/25/16 11:44 3 pgs
Fees:17.00 Taxes:0.00
20160825-0089033

THIS INSTRUMENT PREPARED BY:
Prepared By:
C. Patrick Flynn, Attorney
320 Seven Springs Way
Brentwood, Tennessee 37027

NEW OWNER
James A. Lewis, etux, et al.
4467 Pecan Valley Road
Nashville, Tn 37218

Map: 68
Parcel: 041.00

Send Tax Bills To:
SAME / NEW OWNER

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 DOLLARS ($1.00), cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of all of which is expressly acknowledged, I, Stanley A. Kweller, Trustee, hereinafter called the Grantor, have bargained and sold and do hereby quitclaim and convey unto the following named Grantees: James A. Lewis and wife Hilda M. Lewis, one-half (1/2) undivided interest; Mary Frances Rudy, one-fourth (1/4) undivided interest; and Charles Patrick Flynn, one-fourth (1/4) undivided interest; being all of my right, title and interest in and to the hereinafter described tract of land in Davidson County, Tennessee, to wit:

> A tract of land in the 13th civil district of Davidson county, Tennessee, described according to a survey made by Hickerson, & Hickerson, engineers, October 5, 1961, as follows:
>
> Beginning at a point in the center of Old Hydes Ferry Road, known as Ashland City Road, being the northeast corner of the property conveyed to S. H. Johnson and wife, by a deed from George W. Tribble of record in book 1414, page 137, Register's office for Davidson County; thence, along an old established wire fence to the Cumberland River, as follows: South 12 degrees East 323 feet, South 34 degrees East 35' East 205 feet to a fence post, South 42 degrees East 15' East 182 feet to a 20-inch walnut tree in the fence line, South 43 degrees 30' East 281 feet to a hackberry tree, South 52 degrees 20' East 170 feet to a fence post, south 38 degrees 30' East 216 feet to a elm tree, South 69 degrees 35' East 136 feet to a fence post, South 82 degrees 50' East 98 feet to a cedar tree in the fence line, and South 63 degrees East 202 feet to a water edge of the Cumberland River; thence with the same north 45 degrees 30' east 385 feet and continuing with the same north 65 degrees 30' East 870 feet; thence north 47 degrees 00' West 1155 feet to the center of Old

Hydes Ferry Road; thence with the center of same, as follows: South 77 degrees west 369.6 feet, South 86 degrees 30' West 217.8 feet, South 82 degrees 45' West 280.5 feet, South 87 degrees 00' West 291.1 feet, and South 83 degrees 00' west 266.6 feet to the beginning, containing 41.3 acres, more or less.

Being the same property conveyed to Gerald D. Neenan, Trustee by quitclaim deed from Mary Frances Rudy and Charles Patrick Flynn dated May 3, 1993, of record at Book 8945, Page 216 in the Register's office for Davidson County, Tennessee.

The said Trustee, Gerald D. Neenan, has died and pursuant to T.C.A. §35-15-704, Stanley A. Kweller, the Grantor herein was unanimously appointed Successor Trustee by all of the Beneficiaries of the trust who the Grantees herein. The instrument are appointing the successor Trustee is recorded as Instrument Number 20160818-0086596 in the Register's Office for Davidson County, Tennessee.

This deed was prepared without title search from information provided by the parties.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, We have hereunto set our hand this the 12th day of August, 2016.

GRANTOR:

Stanley A. Kweller, Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, Jennifer Crawford, a Notary Public, Stanley A. Kweller, Trustee, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Trustee for the within named Grantees and as such Trustee he is acting as the within named Grantor, and executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 12th day of August, 2016.

Jennifer Crawford
NOTARY PUBLIC

My Commission Expires:
5/12/19

JENNIFER CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is NONE.

Affiant

SWORN TO and subscribed before me this 12 day of August, 2016.

NOTARY PUBLIC

My commission expires: 5/6/19

JENNIFER CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY