BILL GARRETT, Davidson County
Trans:T20160085693 DEEDQC
Recvd: 09/29/16 12:47 3 pgs
Fees:17.00 Taxes:0.00
20160929-0102768

This instrument prepared on the basis of information provided by the parties without benefit of title examination.

Map/Parcel 164-00-0-165.00

This Instrument Prepared By:
Paul T. Nowak, Attorney
Yost Robertson Nowak PLLC
133 Holiday Court, Suite 208
P.O. Box 681346
Franklin, TN 37068-1346

New Owner and Send Tax Bill to:
Diane Bryson
12360 Old Hickory Blvd.
Antioch, TN 37103

ADMINISTRATOR QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Diane Bryson, ADMINISTRATOR of the ESTATE OF WILLIAM A. SULLIVAN, deceased, for and in consideration of Ten and no/100 Dollars ($10.00) and cash in hand paid the receipt and sufficiency which is hereby acknowledged, and in connection with the distribution of closing of the ESTATE OF WILLIAM A. SULLIVAN, the decedent's Will having been duly admitted to probate in Davidson County, Tennessee, in Docket No. 16P1561 does bargain and sell and hereby conveys, remises and releases all of her right, title and interest in her capacity as ADMINISTRATOR, but not further or otherwise, in that certain tract of land located in Davidson County, Tennessee, being more fully described in EXHIBIT "A" PROPERTY DESCRIPTION which is attached hereto and incorporated herein by reference. Said property is conveyed subject to such limitations restrictions and encumbrances as may affect the premises which may be of record or otherwise.

WITNESS MY HAND, this 29th day of Sept, 2016.

Diane Bryson
DIANE BRYSON, ADMINISTRATOR

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public of said County, DIANE BRYSON, the within named 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, at office, this 29th day of SEPT, 2016.

NOTARY PUBLIC

My Commission Expires: 05-23-2018

PAUL T. NOWAK, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

This transaction is exempt from conveyance tax pursuant to T.C.A. 67-4-409 (3)(D).

DIANE BRYSON, ADMINISTRATOR

Sworn to before me this 29th day of SEPT, 2016.

NOTARY PUBLIC

My Commission Expires: 05-23-2018

PAUL T. NOWAK, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT A

Land in the 2nd Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the southwest corner of the property conveyed to William T. Freeman and wife by deed from L.L. Wilburn and wife, of record in Book 2094, page 514, Register's Office for Davidson County, Tennessee; thence south 4 degrees east 1512 feet to the northerly margin of Old Hickory Boulevard; thence with same, northeastwardly 200 feet; thence north 0 degrees 45 minutes west 1436 feet to said Freeman's southerly boundary line; thence with same, westwardly 100 feet to the beginning.

Being the same property conveyed to William A. Sullivan and Betty Jean Sullivan from E.W. Hackney and Clara Hackney, by deed dated January 1, 1963 and recorded January 25, 1963 in Deed Book 3502 at Page 422. Betty Jean Sullivan is deceased.