BILL GARRETT, Davidson County
Trans:T20160085693 DEEDQC
Recvd: 09/29/16 12:48 3 pgs
Fees:17.00 Taxes:0.00
20160929-0102769

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

Map/Parcel 164-00-0-147.00

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 SEPTEMBER, 2016.

NOTARY PUBLIC

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

My Commission Expires: 05-23-2018

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

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

My Commission Expires: 05-23-2018

EXHIBIT A

Land in the 2nd Civil District of Davidson County, Tennessee, described according to survey by William Lamb, Engineer and Surveyor, dated October 1960, and described as follows:

Beginning at a point in the northerly margin of Old Hickory Boulevard, said point being the DSW corner of property conveyed to E.H. Hackney and wife, by J.E. hill and said deed being of record in Book 3106, page 357, Register's Office for Davidson County, Tennessee; thence with Hackney's westerly line and continuing with the westerly line of property conveyed to Azelle Hill in Book 615, page 134, Register's Office for Davidson County, Tennessee; thence North 6 degrees E 626 feet to a point; thence S 67 degrees W 139 feet to a point; thence S 6 degrees West 626 feet to a point in the northerly margin of Old Hickory Boulevard; thence along said northerly margin of Old Hickory Boulevard N 67 degrees E 139 feet, more or less to the point of beginning, containing 2 acres, more or less.

Being the same property conveyed to William A. Sullivan by deed from The Mary Lou Dews Revocable Living Trust, of record as Instrument No. 20070926-0114750, Register's Office for Davidson County, Tennessee.