This instrument prepared by:
David E. Cypress
Attorney At Law
P.O. Box #58007
Nashville, Tennessee 37205

BILL GARRETT, Davidson County
Trans:T20160107211 DEEDQC
Recvd: 12/06/16 14:20 5 pgs
Fees:27.00 Taxes:0.00
20161206-0128034

From: Estate of Mandell L. Cypress, deceased

To: David E. Cypress, Laurence L. Cypress and Marvin C. Cypress

Address of New Owner:
David Cypress, et al
PO Box #58007
Nashville, Tennessee 37075

Send Tax Bills To:
Cypress Guttman
PO Box 1184
Hendersonville, Tennessee 37075

Map and Parcel Number: 1161-00-0-218.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-1.00-.

David E. Cypress, Executor

Affiant, David E. Cypress, Executor for Estate of Mandell L. Cypress (deceased)

Subscribed and sworn to before me this 6th day of December, 2016.

My commission expires: July 6, 2020

LYNDSEY JESPERSON STEEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 6, 2020

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Estate of Mandell L. Cypress**, of Nashville, Davidson County, Tennessee, herein referred to as Grantor, by these presents do hereby quitclaim and convey unto **David E. Cypress, Laurence L. Cypress and Marvin C. Cypress** of Nashville, Davidson County, herein referred to as the Grantees, successors and assigns, a Quitclaim Interest in the following described tract of land.

1. The Grantor Mandell L. Cypress (deceased) By David E. Cypress, Executor for the Estate of Mandell L. Cypress (copies of Letters Testamentary and death certificate attached)

Asserts, recites and declares that:

1. The Grantor asserts that he owns a fifty (50%) percent undivided interest in the subject property and recites and declares:

2. This instrument is intended to convey to each of the Grantees, a one sixth (16.67%) percent interest of the Grantor's, undivided 50% interest, in that certain real property in Davidson County, Tennessee.

Described as being:

BEING a parcel of land in the First Civil Distract, Nashville, Davidson County, Tennessee, located on the southerly side of Old Hickory Boulevard, west of Nolensville Road, being a part of Lot No. C-4 as shown in the plan of revision of Reserve Parcel C-4, Brentwood East Commercial Park as of record in Book 6200, Page 764, Registers Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a point in the southerly margin of Old Hickory Boulevard, as widened said point being westerly 675 feet, more or less, from the westerly margin of Nolensville Road; thence leaving said margin with the westerly line of Lot No. 7 as shown on the plan of Resubdivision of Reserve parcel "C-2", Brentwood East Commercial Park as of record in Book 6200, Page 781.

Said Register's Office S 02 degrees 23 minutes 37 seconds, E 111.97 feet to a point; thence, continuing with said line S 21 degrees 5 minutes 59 seconds W, 289.47 feet to a point; thence n 69 degrees 01 minutes 15 seconds W, 106.21 feet to a point; thence N 02 degrees 26 minutes 11 seconds W, 355.65 feet to a point in the southerly margin of Old Hickory Boulevard, as widened; thence with said margin in with a curve to the left 214.18 feet to the point of beginning, said curve having a central angle of 04 degrees 13 minutes 18 seconds, a radius of 2,906.79 feet and a chord of S 86 degrees 56 minutes 34 seconds East, 214.13 feet; containing 64,911 square feet or 1.49 acres, more or less.

Being the same property conveyed to First American National Bank by Trustee's Deed from Kenneth H. Maloy, Trustee of record in Book 8128, Page 63 and corrected in Book 8149, Page 603, both in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jerome B. Guttman and Mandell L. Cypress by deed of record in Book 8152, Page 438, Reference No. 00008152-0000438. Register's Office for Davidson County, Tennessee.

Being the same property, partially conveyed by Jerome B. Guttman (his 50% undivided interest), in equal shares to the Irrevocable 2007 Trust for the Benefit of Joan G. Shapiro of Ouray County, Colorado and the Lent 2002 Family Trust U/D/T of Marin County, California. By deed of record, Reference No. 20080124-0007702. Register's Office for Davidson County, Tennesse

3. This is improved property, known as 15119 Old Hickory Boulevard, Nashville, Tennessee 37211.

4. Said property is conveyed subject to the limitations, restrictions, and encumbrances of record in the Register's Office for Davidson County, Tennessee, and those visible on the property.

Witness my hand this 6th day of December, 2016.

David E. Cypress, Executor for Mandell L. Cypress

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lindsey Steen, a Notary Public in and for said County and State, the within named David E. Cypress, Executor for the Estate of Mandell L. Cypress, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of December, 2016.

Notary Public

My commission expires: July 6, 2020

LYNDSEY JESPERSON STEEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 6, 2020

METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER: 06-00061

TYPE/PRINT IN PERMANENT BLACK INK FOR INSTRUCTIONS SEE HANDBOOK

DECEDENT

1. DECEDENT'S NAME (First, Middle, Last): MANDELL LOVEMAN CYPRESS
2. SEX: Male
3. DATE OF DEATH (Month, Day, Year): January 8, 2006
4. SOCIAL SECURITY NUMBER: [redacted]-4423
5a. AGE-LAST BIRTHDAY (Years): 87
5b. UNDER 1 YEAR: MOS / DAYS
5c. UNDER 1 DAY: HOURS / MIN.
6. DATE OF BIRTH (Month, Day, Year): Apr 30, 1918
7. BIRTHPLACE (City and State or Foreign Country): TUSCALOOSA, AL
8. WAS DECEDENT EVER IN U.S. ARMED FORCES? 1 Yes 2 No
9a. PLACE OF DEATH (Check only one): HOSPITAL 1 Inpatient 2 ER/Outpatient 3 DOA; OTHER 4 Nursing Home 5 [X] Residence 6 Other (Specify)
9b. FACILITY NAME (If not institution, give street and number): 111 CLYDELAN CT.
9c. CITY, TOWN, OR LOCATION OF DEATH: NASHVILLE
9d. COUNTY OF DEATH: DAVIDSON
10. MARITAL STATUS-Married, Never Married, Widowed, Divorced (Specify): Widowed
11. SURVIVING SPOUSE (If wife, give maiden name):
12a. DECEDENT'S USUAL OCCUPATION (Give kind of work done during most of working life. Do not use retired.): DEVELOPER
12b. KIND OF BUSINESS/INDUSTRY: REAL ESTATE
13a. RESIDENCE-STATE: TN
13b. COUNTY: DAVIDSON
13c. CITY, TOWN OR LOCATION: NASHVILLE
13d. STREET AND NUMBER OR RURAL LOCATION: 111 CLYDELAN CT.
CENSUS TRACT
13e. INSIDE CITY LIMITS? [X] Yes 2 No
13f. ZIP CODE: 37205
14. WAS DECEDENT OF HISPANIC ORIGIN? (Specify Yes or No-if yes, specify Cuban, Mexican, Puerto Rican, etc.) Yes 0 [X] No
15. RACE-American Indian, Black, White, etc. (Specify): White
16. DECEDENT'S EDUCATION (Specify only highest grade completed): Elementary/Secondary (0-12): 12; College (1-4 or 5+):

PARENTS

17. FATHER'S NAME (First, Middle, Last): DAVID CYPRESS
18. MOTHER'S NAME (First, Middle, Maiden Surname): HAZEL LOVEMAN

INFORMANT

19a. INFORMANT'S NAME (Type/Print): DAVID CYPRESS
19b. RELATIONSHIP TO DECEASED: Son
19c. MAILING ADDRESS (Street and Number or Rural Route Number, City or Town, State, Zip Code): PO BOX 58007, NASHVILLE, TN 37205

DISPOSITION

20a. METHOD OF DISPOSITION: 1 Burial 2 [✓] Cremation 3 Removal from State 4 [✓] Donation 5 Other (Specify)
20b. PLACE OF DISPOSITION (Name of cemetery, crematory, or other place): TEMPLE CEMETERY
20c. LOCATION-City or Town, State: NASHVILLE TN
21a. SIGNATURE OF FUNERAL DIRECTOR: [signature]
21b. LICENSE NUMBER OF FUNERAL DIRECTOR: 2153
21c. SIGNATURE OF EMBALMER:
21d. LICENSE NUMBER OF EMBALMER:
22a. NAME AND ADDRESS OF FUNERAL HOME: Marshall-Donnelly-Combs Funeral Home, 201 25th Ave. North, Nashville, TN 37203-
22b. LICENSE NUMBER OF FUNERAL HOME: 40

REGISTRAR

23. REGISTRAR'S SIGNATURE: [signature]
24. DATE FILED (Month, Day, Year): January 10, 2006

CERTIFIER

25a. PHYSICIAN - To the best of my knowledge, death occurred at the date and place, and due to the cause(s) and manner as stated.
1 [X] SIGNATURE AND TITLE OF PHYSICIAN: [signature] M.D.
25b. LICENSE NUMBER: MD 016886
25c. DATE SIGNED (Month, Day, Year): 1/10/06
26a. MEDICAL EXAMINER - On the basis of examination and/or investigation, in my opinion, death occurred at the date and place, and due to the cause(s) and manner as stated.
2 SIGNATURE AND TITLE OF MEDICAL EXAMINER:
26b. LICENSE NUMBER:
26c. DATE SIGNED (Month, Day, Year):
PHYSICIAN OR MEDICAL EXAMINER EXECUTING CERTIFICATE MUST COMPLETE AND SIGN MEDICAL CERTIFICATION WITHIN 48 HOURS.
27. NAME AND ADDRESS OF CERTIFIER (PHYSICIAN OR MEDICAL EXAMINER) (Type/Print): ROBERT MILLER, M.D. 6154 MCE ULME NASHVILLE, TN

CAUSE OF DEATH

28 PART I. Enter the diseases, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line. (Approximate Interval Between Onset and Death)

SEE INSTRUCTIONS ON OTHER SIDE

Immediate Cause (Final disease or condition resulting in death): a. ACUTE LEUKEMIA — .2 MONTHS
DUE TO (OR AS A CONSEQUENCE OF):
Sequentially list conditions, if any, leading to immediate cause. Enter UNDERLYING CAUSE (Disease or injury that initiated events resulting in death) LAST:
b. DUE TO (OR AS A CONSEQUENCE OF):
c. DUE TO (OR AS A CONSEQUENCE OF):
d.

PART II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I.

29a. WAS AN AUTOPSY PERFORMED? 1 Yes 2 [X] No
29b. WERE AUTOPSY FINDINGS AVAILABLE PRIOR TO COMPLETION OF CAUSE OF DEATH? 1 Yes 2 No

30. MANNER OF DEATH: 1 [X] Natural 2 Accident 3 Suicide 4 Homicide 5 [X] Pending Investigation 6 Could not be Determined
31a. DATE OF INJURY (Month, Day, Year)
31b. TIME OF INJURY
31c. INJURY AT WORK? 1 Yes 2 No
31d. DESCRIBE HOW INJURY OCCURRED
31e. PLACE OF INJURY-At home, farm, street, factory, office building, etc. (Specify)
31f. LOCATION (Street and Number or Rural Route Number, City or Town, State)

PH-1659 (REV. 6/99)
BIRTH NO.
RDA 139

I hereby certify the above to be a true and correct copy of the original document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Metropolitan Government of Nashville and Davidson County. Alteration or erasure voids this certification.

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977.

Tonya Y Ruttlen
Tonya Y. Ruttlen
Local Registrar

Date Issued: JAN 10 2006

THE GREAT SEAL OF THE STATE OF TENNESSEE XVI AGRICULTURE COMMERCE 1796

METROPOLITAN GOVERNMENT NASHVILLE AND DAVIDSON

CERTIFICATION OF VITAL RECORD

SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

LETTERS TESTAMENTARY

06P159

To DAVID E. CYPRESS :

It appearing to the Court that MANDELL L. CYPRESS has died leaving a written will, in which you are appointed Executor, which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you.

These are, therefore, to empower you, the said DAVID E. CYPRESS to enter upon the execution of said will, and take into your possession all of the property, and to make, within sixty days from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.

Witness, Richard R. Rooker, Clerk of the Probate Court, at office, this February 08, 2006 .

Richard R. Rooker, Clerk

RICHARD R. ROOKER CIRCUIT COURT CLERK D.C.

STATE OF TENNESSEE
DAVIDSON COUNTY

I, Richard R. Rooker, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of LETTERS TESTAMENTARY, issued to DAVID E. CYPRESS, Executor of the estate of MANDELL L. CYPRESS deceased, and I do further certify that DAVID E. CYPRESS is still acting Executor of the estate of MANDELL L. CYPRESS, and acts as such are entitled to full faith and credit, as appears from the records in my office at Nashville, Tennessee.

Witness my hand and official seal, at this office, this the 8TH day of February, 2006.

Richard R. Rooker, Clerk

RICHARD R. ROOKER CIRCUIT COURT CLERK D.C.