THIS INSTRUMENT PREPARED BY
W. Warner McNeilly, III, Esq.
Watkins & McNeilly, PLLC
214 2nd Ave. North, Suite 300
Nashville, TN 37201-1638

BILL GARRETT, Davidson County
Trans:T20160110749 DEEDQC
Recvd: 12/16/16 11:58 3 pgs
Fees:17.00 Taxes:0.00
20161216-0132138

EXECUTOR'S QUITCLAIM DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID: #
RICHARD H. HARDY, et al 109 Rolling River Ct. Nashville, TN 37221-1947	SAME	11508000400

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE.

SCOTT LINDSEY, Senior Vice-President, Affiant

SUBSCRIBED AND SWORN to before me, W. Warner McNeilly III, by Scott Lindsey in his capacity as Senior Vice President of Pinnacle Bank this 15th day of December, 2016.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Notary Public
My Commission Expires: 9/11/17

Whereas, Roy A. Hardy owned certain real property in Davidson County, Tennessee, described in Exhibit A attached hereto and incorporated herein;

Whereas, Roy A. Hardy died testate and devised said property to his children, Richard H. Hardy and Roy A. Hardy; and

Whereas, the parties wish to document this transfer;

Now, therefore, pursuant to the Last Will and Testament of Roy A. Hardy duly probated in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 16P-151, PINNACLE BANK, EXECUTOR OF THE ESTATE OF ROY

A. HARDY, hereinafter "Grantor," does hereby transfer, convey and quitclaim all of Grantor's right, title and interest in the property described on Exhibit A attached hereto and incorporated herein by reference ("the Property") as follows:

(i) A one-half (1/2) undivided interest in the Property to RICHARD H. HARDY, his heirs and assigns, as a tenant in common; and

(ii) A one-half (1/2) undivided interest in the Property to ROY A. HARDY, his heirs and assigns, as a tenant in common.

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

WITNESS its hand this 15th day of March, 2016.

PINNACLE BANK, EXECUTOR OF THE ESTATE OF ROY A. HARDY

By: _____
SCOTT LINDSEY, Senior Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, W. Warner McNeilly, III, of the State and County aforesaid, personally appeared SCOTT LINDSEY, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Senior Vice President of PINNACLE BANK, the within named bargainor, a corporation, that PINNACLE BANK is serving as Executor of the Estate of Roy A. Hardy and that he as such Senior Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Senior Vice President.

WITNESS my hand and seal this 15th day of March, 2016.

W. WARNER McNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

_____
Notary Public
My Commission Expires: 9/11/17

EXHIBIT A

Being Lot No. 46 on the Map of Brookmeade Subdivision, Section IV, as of record in Book 2133, page 93, Register's Office for said County.

Said Lot No. 46 fronts 152 feet on the west side of Brownlee Drive and runs back 200 feet on the south line and 339.1 feet on the north line to the dead line in the rear on which it measures 208.2 feet.

Being the same property conveyed to Roy A. Hardy and wife, Helen W. Hardy, by Deed of record in Book 4722, Page 579, R.O.D.C. Helen W. Hardy predeceased Roy A. Hardy on March 15, 2013 and her interest vested in him.

The property address is 751 Brownlee Dr., Nashville, TN 37205.