This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Davidson County DEEDQC
Recvd: 01/11/17 15:22 4 pgs
Fees:22.00 Taxes:0.00
20170111-0003377

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Nancy M. Johnson Exempt Family Trust Donald M. Johnston, Trustee 2009 Cromwell Drive Nashville, Tennessee 37215	Same	158-03-0-005

WHEREAS, Nancy M. Johnston (the "Decedent"), Grantor and Trustee of the Nancy M. Johnston Trust dated 8/17/2011 (the "Revocable Trust"), died on February 13, 2016; and

WHEREAS, pursuant to the terms of the Revocable Trust, Donald M. Johnston and Equitable Trust Company were named as successor Trustees upon the Decedent's death, but Equitable Trust Company declined to serve by letter dated August 18, 2016 and pursuant to a Non-Judicial Settlement Agreement dated August 30, 2016, the qualified beneficiaries agreed that Donald M. Johnston would serve as sole successor Trustee (the "Trustee"); and

WHEREAS, the Trustee desires to convey all of the Trustee's right, title and interest, in and to certain real property located in Davidson County, Tennessee, in accordance with the terms of the Revocable Trust.

NOW THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Donald M. Johnston, Trustee of the Nancy M. Johnston Trust dated 8/17/2011 (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey all of the Revocable Trust's right, title and interest in and to certain real property located in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference (the "Property"), to Donald M. Johnston, Trustee, and his successors in trust, of the Nancy M. Johnston Exempt Family Trust (the "Grantee"), in fee simple.

The Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 9th day of January, 2017.

Donald M. Johnston, Trustee
Nancy M. Johnston Trust, dated 8/17/2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Donald M. Johnston, who upon oath acknowledged that he is the Trustee of the Nancy M. Johnston Trust dated 8/17/2011, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 9TH day of JANUARY, 2017.

Notary Public

My Commission Expires: 5/8/2017

EMELINE THRASH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(3)(G).

Affiant

Subscribed and sworn to before me this 11th day of January, 2017.

Notary Public

My Commission Expires: 3-3-20

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Hillsboro Park, Section II, as of record in Plat Book 2331, pages 61 and 62, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Nancy M. Johnston, Trustee, and her successors in trust, of the Nancy M. Johnston Trust dated 8/17/ 2011, by deed from Donald M. Johnston and wife, Nancy Johnston, of record at Instrument No. 20111014-0080155, Register's Office for Davidson County, Tennessee. Donald M. Johnston having succeeded Nancy Johnston as Trustee of the Revocable Trust upon Nancy Johnston's death on February 13, 2016.

The foregoing legal description is the same as the previous deed of record.

CERTIFICATE OF AUTHENTICITY

I, Carolyn W. Schott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Carolyn W. Schott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Marcy Morgan, a Notary Public in and for the County and State aforesaid, personally appeared, Carolyn W. Schott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 11th day of January, 2017.

Notary Public

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires:

3-3-20