THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

W. AARON FORTNER, PLLC
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20170018754 DEEDQC
Recvd: 03/03/17 14:39 7 pgs
Fees:37.00 Taxes:0.00
20170303-0021470

JAMES D. FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17 DAY OF FEBRUARY, 2017:

Notary Public

My Commission Expires: 12/13/17

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
TC Properties 407 Landon Drive Nashville, TN 37220	Same as Owner	147-12-77 & 147-12-78

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Cindy Robbins, Kenneth A. Cunningham, and Michael E. Cunningham, and Deborah T. Nelson, Successor Trustee of the Dorothy Yvonne Taylor Revocable Living Trust,** , hereinafter called the Grantors, do hereby Quitclaim and convey unto **TC Properties**, hereinafter called the Grantee, its successors and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

TRACT 1:

Land in Davidson County, Tennessee, being tax number 147-12-078.00 and being Lot No. 3 on the map showing the Resubdivision of Lot No, 3 on the plan of the Tom C, Lamb Subdivision, Section 4 as of record in Plat Book 4885, Page 41, Register's Office for Davidson County, Tennessee more particularly described as follows:

BEGINNING at a point in the Easterly margin of a 20 foot alley, the common front corner of Lot 3 herein and Lot 3A as shown on said plat, and a distanced [sic] 428.39 feet more or less from the right-of -way of Haywood Land; Thence South 26° 22' 0" East 89.04 feet to a point; Thence north 63° 38' 0" East 65.00 feet to a point ; Thence South 26°22' 0" East 25.65 feet to a point; Thence South 63° 38' 0" West 159.82 feet to a point in the Easterly margin of the 20 foot alley herein above mentioned; Thence with the margin of said alley North 26° 12' 43" West 116.14 feet to the point of beginning.

TRACT 2:

Land in the 5th Civil District of Davidson County, Tennessee, being tax number 147-12-077.00 described as follows:

BEGINNING at a spike in the easterly margin of 50-foot Road, being the southwesterly corner of the land therein described; thence with the margin of said Road, north 26° 22' west 83 feet to a spike; thence leaving the said Road, north 63° 58' east 144.72 feet to an iron pin; thence south 26° 25' east 100.35 feet to an iron pin; thence south 65° 40' west 109.72 feet to an iron pin; thence south 86° 13' 30" west 37.65 feet to an iron pin, containing .325 acres.

This being the same property conveyed to James R. Taylor and wife, Yvonne P. Taylor, and Edgar Cunningham and wife, Jean D. Cunningham, by Trustee's Sale from Rick M. Johnson, Trustee, filed on 05/16/1990, at Book 8110, page 117, Davidson County Register of Deeds. James R. Taylor died on 09/22/1991, leaving Yvonne P. Taylor as the surviving tenant by the entirety as to the one-half interest in the above described property that they held together. Dorothy Yvonne Taylor (the same person as Yvonne P. Taylor) then conveyed by Warranty Deed her one-half interest in the said property to "Dorothy Yvonne Taylor, Trustee of The Family Revocable Living Trust, dated February 11, 2005", of record on 01/25/2006, at Instrument No. 20060125-0009480, said Register's Office. Subsequently, a Deed of Correction was filed on 12/22/2009 at Instrument No. 20091222-0116216, said Register's Office, in order to correct the Grantee name in the above noted Warranty Deed at Instrument No. 20060125-0009480, said Register's Office, to "Dorothy Yvonne Taylor, Trustee of the Dorothy Yvonne Taylor Revocable Living Trust". Edgar Cunningham died on 05/03/2013, leaving Jean D. Cunningham as the surviving tenant by the entirety as to the one-half interest in the above described property that they held together. Jean D. Cunningham died on 09/22/2015. Her Last Will and Testament is probated in the Circuit Court for Davidson County, Tennessee, Probate Division, under Case No. 15P-1797, providing that her only three children, Cindy Robbins, Kenneth A. Cunningham, and Michael E. Cunningham are devised all of her real property in equal shares. Deborah T. Nelson is the Successor Trustee of the Dorothy Yvonne Taylor Revocable Living Trust after the death of Dorothy Yvonne Taylor on 07/18/2013. See Notarized Summary of Trust filed at Instrument No. 20170303-0021469, Davidson County Register of Deeds.

This property is commonly known as: 4722-A & 4726-A Nolensville Road, Nashville, TN 37211

Witness our hands as of the dates noted below:

[SIGNATURES ON SEPARATE PAGES]

Cindy Robbins Date: 2/22/17

Cindy Robbins

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Cindy Robbins,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22 day of FEBRUARY, **2017**:

Notary Public

My Commission Expires: 11/13/17

JAMES D. FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Date: 2/16/17

Kenneth A. Cunningham

STATE OF TENNESSEE

COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kenneth A. Cunningham,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of February, 2017:

Notary Public

My Commission Expires: 2-4-18

Diana L. McMillan
State of Tennessee Notary Public
Knox County

Michael E. Cunningham Date: 2/17/17

Michael E. Cunningham

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael E. Cunningham,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17 day of FEBRUARY, **2017**:

Notary Public

My Commission Expires: 11/13/17

JAMES D. FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Deborah T. Nelson Date: 2/17/2016

Deborah T. Nelson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Deborah T. Nelson,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17 day of FEBRUARY, **2017**:

Notary Public

My Commission Expires: 11/13/17

JAMES D. FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT 1

GENERAL PARTNERSHIP - STATEMENT OF PARTNERSHIP AUTHORITY (SS-4514)

Business Services Division
Tre Hargett, Secretary of State
State of Tennessee
312 Rosa L. Parks AVE, 6th FL.
Nashville, TN 37243-1102
Filing Fee: $20.00

For Office Use Only

FILED

1. Name of the general partnership (as will be recorded with the Secretary of State) is:
TC PROPERTIES

2a. The street address of the chief executive office is:
Physical Street Address: 407 LANDON DRIVE
City: NASHVILLE ST: TN Zip 37220 County: DAVIDSON

2b. The mailing address of the chief executive office (if different from the physical street address) is:
Mailing Address: _____
City: _____ ST: _____ Zip _____ County: _____

3. The street address of one of its offices in Tennessee (if any) is:
Physical Street Address: _____
City: _____ ST: _____ Zip _____ County: _____

4. The names of the partners authorized to execute an instrument transferring real property held in the name of the partnership are:

DEBORAH T. NELSON*	* Real property transfers require signatures of each Partner.
KENNETH A. CUNNINGHAM*	*Real property transfers require the signatures of each Partner.
MICHAEL E. CUNNINGHAM*	*Real property transfers require the signatures of each Partner.
CINDY J. ROBBINS*	*Real property transfers require the signatures of each Partner.

5. If applicable, state the authority, or limitations on the authority, of some or all of the partners to enter into other transactions on behalf of the partnership and any other matter (attach a separate sheet if necessary):
No Partner alone shall endorse any note, become a surety, borrow or lend money, execute any mortgage, security agreement, or otherwise bind the Partnership or any assets to any any person(s) or entity.

6. If applicable, this general partnership has the additional designation of:

The execution of this statement constitutes an affirmation under the penalties of perjury that the undersigned has/have the authority to file this statement and that the contents of the statement are accurate.

Signature	Printed Name	Signature Date
Deborah T. Nelson	Deboeah T. Nelson	Aug 16, 2016
Michael E. Cunningham	Michael E. Cunningham	8/17/16

Notes:

- A Statement of Partnership Authority filed by a partnership must be executed by at least two partners. Other documents must be executed by a partner or other person authorized by the Revised Uniform Partnership Act.
- This statement is cancelled by operation of law five years after the date on which the statement, or the most recent amendment, is filed with the Secretary of State.

SS-4514 (07/14) ***Note: Pursuant to T.C.A. § 10-7-503 all information on this form is public record.*** RDA pending

Document received by TN Secretary of State 08/17/2016 01:27 PM