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 14:40 7 pgs
Fees:37.00 Taxes:0.00
20170303-0021471

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	147-12-53

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:

BEGINNING at a point by the southwesterly margin of Nolensville Road, said point being 167 feet more or less Northeast of Northcrest Drive; thence leaving said margin South 56 degrees 50' West 225.0 feet to a point; thence in a Northwesterly direction 100 feet to a point; thence South 57 deg. 30' West 10 feet to a point; thence in a Northwesterly direction 90 feet to a point; thence North 58 deg. 05' East 238 feet to a point in the Southwesterly margin of Nolensville Road; thence with said margin in a Southeasterly direction 198.1 feet, more or less.

But this conveyance is less and except the following described tract of land, which is included in the above description, but which was previously conveyed to David Allen Goon and Thomas D. Rawls by Warranty Deed from Edgar Cunningham and wife, Jean D. Cunningham, Yvonne P. Taylor, filed on 01/19/1996, at Book 9923, page 11, Davidson County Register of Deeds, to wit:

> Beginning in the west right-of -way of Nolensville Road approximately 167 feet north of Northcrest Drive: thence leaving said right-of-ways 56 deg. 50' W, 226 feet: thence northwesterly 100 feet: thence N 57 deg. 30' E, 226 feet to the west right-of-way of Nolensville Road: thence along said right-of-way, with a curve to the right having a radius of 2622 feet, a distance of 100 feet to the point of beginning.

This being part of the same property conveyed to James R. Taylor et ux, Yvonne P. Taylor, and Edgar Cunningham et ux, Jean D. Cunningham, by Warranty Deed from James. L. Shaw and wife, Nancy M. Shaw, recorded on 07/13/1981, at Book 5769, page 137, 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 Y. Taylor (the same person as Yvonne P. Taylor) then conveyed by Warranty Deed her one-half interest in the said property to "Dorothy Y. Taylor, Trustee of The Dorothy Y. Taylor Revocable Living Trust, dated February 11, 2005", of record on 01/25/2006, at Instrument No. 20060125-0009479, said Register's Office. Subsequently, a Deed of Correction was filed on 12/22/2009 at Instrument No. 20091222-0116217, said Register's Office, in order to correct the Grantee name in the above noted Warranty Deed at Instrument No. 20060125-0009479, 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. See also Quitclaim Deed of record at Book 8605, page 446, Davidson County Register of Deeds, which is in the record but has no effect on the title. 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: 4715 Nolensville Road, Nashville, TN 37211

Witness our hands as of the dates noted below on the following pages:

[SIGNATURES ON SEPARATE PAGES]

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

B0280-3145 08/19/2016 8:57 AM Received by Tennessee Secretary of State Tre Hargett