THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owners	Send Tax Bills To	Map-Parcel No.
Janet D. Holt 6456 Murray Lane Brentwood, TN 37027	Same	008 00 0 113.00

Quitclaim Deed by Trustee

Grantor: Janet D. Holt, Trustee of the Audrey Sue Demonbreun Special Needs Trust
Grantee: Janet D. Holt

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

See Exhibit A for legal description.

Being the same property conveyed to Janet D. Holt, Trustee of the Audrey Sue Demonbreun Special Needs Trust, by deed from Janet D. Holt, Executor of the Estate of James Demonbreun, Probate Court of Robertson County, Tennessee, Case No. 2015-CV-506, of record in Instrument No. 20160329-0029140 and Scrivener's Affidavit of 20160610-0058941, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 7804 Whites Creek Pike, Nashville, TN 37080.

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

Janet D. Holt

Janet D. Holt, Trustee
Grantor

BILL GARRETT, Davidson County
Trans:T20170024427 DEEDQC
Recvd: 03/22/17 15:10 3 pgs
Fees:17.00 Taxes:0.00
20170322-0028175

State of Tennessee
County of Williamson

On March 10, 2017, before me appeared Janet D. Holt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of the Audrey Sue Demonbreun Special Needs Trust, executed the foregoing instrument for the purpose therein contained, by signing her name as Trustee.

Notary Public

DANIEL KUDRATT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: July 6, 2020

* *

State of Tennessee
County of Williamson

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Janet D. Holt

Janet D. Holt, Grantee

Sworn to and subscribed before me on March 10TH, 2017.

Notary Public

My commission expires: July 6, 2020

DANIEL KUDRATT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

LAND in the 14th Civil District of Davidson County, Tennessee, described according to a survey made June 12, 1971 by John R. Alley, Surveyor, as follows:
BEGINNING at a post in the easterly margin of U.S. Highway 431 or the Whites Creek Pike, a corner to Patterson and the most southerly corner of this land; thence with said highway margin north 45° 45' west 185 feet to a post, a corner to James Demonbreun; thence with the line of said Demonbreun north 44° east 200 feet to a point and north 43° west 158 feet to a post, a corner to said Demonbreun and Tract 2 of this survey; thence with thence with the line of said Tract 2 north 45° 30' east 1,188 feet to a stake and south 85°15' east 338 feet to a stake, a corner to said Tract 2 in the line of H. H. Raines; thence with the line of said Raines as follows: south 4° 20' west 165 feet to a stake; north 85° 45' west 239 feet to a 30 inch red oak tree and south 40° 15' west 222.5 feet to an iron pin, a corner to said Raines and aforesaid Patterson; thence with a fence and the line of said Patterson, south 38°45' west 1,118 feet to the beginning, containing 8.55 acres, more or less.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE ARE THE TRACT(S) OF LAND DESCRIBED AS FOLLOWS:

BEING A tract of land lying in the 1st Council manic District of Nashville, Davidson County, Tennessee, and being Lot 1 of the Audrey Sue Subdivision as of record in Plat Book 26, Page 811, Register's Office, Davidson County, Tennessee, the said lot being located on the easterly side of Whites Creek Pike (U.S. 431) opposite an intersection with the said pike and Baxter Road and being more particularly described as follows:

Beginning at a fence post old, the said post being located in the easterly right-of-way of said pike, the said post also being the most westerly corner of the R. Jack Freeman property, as of record in Book 8230, Page 836, R.O.D.C., TN; thence, with the said right-of-way, north 46° 24 min. 29 sec. west, 30.10 feet to an iron pin set, the said pin being a common corner with Lot 2 of the said subdivision Y; thence, with a common line between the said Lot 1 and Lot 2, the following bearings and distances; thence, north 38° 50 min. 21 sec east 899.08 feet to an iron pin new; thence, north 54° 30 min. 25 sec west, 205.27 feet to an iron pin new, the said pin being located in the southerly line of the Michael F. Goosetree property, as of record in Book 11429, Page 517, R.O. D. C., TN; thence, with the said Goosetree property, the following bearings and distances; thence north 45° 34 min. 32 sec east, 528.86 feet to an iron pin new; thence, south 85° 15 min 00 sec east, 338.00 feet to an iron pin new, the said pin being in the westerly line of the National Horseshoe Pitchers Foundation, as of record in Book 10305, Page 464, R.O.D.C., TN; thence, with the said Foundation property, the following bearings and distance; thence south 04° 20 min. 00 sec. west, 165.00 feet to an iron pin new; thence, north 85° 51 min. 16 sec west, 236.78 feet to a 30" Oak tree old; thence south 40° 20 min. 21 sec west, 222.50' feet to an iron pin new, the said pin being a common corner with the said freeman property; thence, with the said Freeman Property, south 38° 50 min. 21 sec west, 1,111.08 feet to the point of beginning.