BILL GARRETT, Davidson County
Trans:T20170027170 DEEDQC
Recvd: 03/31/17 09:38 4 pgs
Fees:22.00 Taxes:0.00
20170331-0031412

This Instrument Prepared by:
Ralph Z. Levy, Esq.
Dickinson Wright PLLC
424 Church Street, Suite 1401
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me on this the 23rd day of March, 2017.

Notary Public

My Commission expires: 5-5-2020

KRISTIE PUTMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

QUITCLAIM DEED

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
James E. Gleaves, Jr., *et al.* c/o James E. Gleaves, Jr. 7705 Neubert Springs Road Knoxville, TN 37920	Same as Owner **Map/Parcel: 062 00 0 157.00**

RECITALS:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100ths Dollars ($10.00) cash in hand paid, **GLEAVES PROPERTIES, L.P., a Tennessee limited partnership**, "Grantor", does hereby quitclaim and convey unto **JAMES E. GLEAVES, JR.**, as to a 47.7728% undivided interest, **MARGARET ANN GLEAVES FERRELL**, as to a 47.7728% undivided interest, **TYLER FERRELL,** as to a 2.2272% undivided interest, **RACHEL GLEAVES**, as to a 0.5568% undivided interest, **ELIZABETH G. NASSIF**, as to a 0.5568% undivided interest, **KATHERINE GLEAVES**, as to a 0.5568% undivided interest, and **REBECCA GLEAVES**, as to a 0.5568% undivided interest, collectively, "Grantees", as tenants in common, which constitutes in the aggregate all of its right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein.

This conveyance is subject to such limitations, restrictions and encumbrances of record as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set its hand this 23rd day of March, 2017, by and through its duly authorized representatives.

GRANTOR:

GLEAVES PROPERTIES, L.P.
a Tennessee limited partnership

By: _____
James E. Gleaves, Jr., General Partner

By: _____
Margaret Ann Gleaves Ferrell, General Partner

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Kristie Putman, a Notary Public of said County and State, personally appeared JAMES E. GLEAVES, JR., 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 General Partner of GLEAVES PROPERTIES, L.P., the within named bargainor, a Tennessee limited partnership, and that he as such General Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as its General Partner.

Witness my hand and seal this 23rd day of March, 2017.

Kristie Putman
Notary Public

KRISTIE PUTMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5-5-2020

STATE OF TENNESSEE)
COUNTY OF Davidson)

KRISTINA CADOVEC
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 12-7-2020

Before me, Kristina Cadovec, a Notary Public of said County and State, personally appeared MARGARET ANN GLEAVES FERRELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a General Partner of GLEAVES PROPERTIES, L.P., the within named bargainor, a Tennessee limited partnership, and that she as such General Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by herself as its General Partner.

Witness my hand and seal this 21st day of March, 2017.

Kristina Cadovec
Notary Public

My Commission Expires: 12/7/2020

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

Being part of Lot No. 1 on the Plan of John Pennington Estate, of record in Plan Book 1, page 40, Chancery Court, described as follows:

Beginning at a point in the east margin of Pennington Bend Road, said point being common with the southwest corner of the Claxton property; thence along Claxton's south line S 78 degrees 43' E, 419.60 feet to an iron pin; thence S 78 degrees 15' E, 2289.49 feet; thence S 79 degrees 35' E, 253.24 feet to the west margin of Elzie Miller Road; thence along said road S 38 degrees 54' E, 153.40 feet; thence N. 79 degrees 15' W. 350.0 feet; thence S 11 degrees 45' W. 545.0 feet; thence N 78 degrees 15' W, 1895.76 feet to a point in the east line of the Linx property; thence along Linx's east line N 31 degrees 41' W. 281.22 feet to an iron pin; thence N 22 degrees 54'W. 300.45 feet to an iron pin; thence N 3 degrees 17' W. 149.37 feet to an iron pin; thence N 78 degrees 43' W. 422.24 feet to an iron pin in the east margin of Pennington Bend Road; thence N 0 degrees 08' E 50 feet to the point of beginning, containing 32.95 acres.

Being a portion of the property conveyed to GLEAVES PROPERTIES, L.P., by deed from MARGARET S. GLEAVES, of record in Instrument No. 20030612-0081342, Register's Office for Davidson County, Tennessee.