BILL GARRETT, Davidson County
Trans:T20170042522 DEEDQC
Recvd: 05/18/17 14:38 4 pgs
Fees:22.00 Taxes:0.00
20170518-0049577

This Instrument Prepared By:
Harlan Dodson
Dodson Parker Behm & Capparella, PC
1310 6th Avenue, North
Nashville, TN 37208

EXECUTOR'S QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
GENEVIEVE B. FARRIS EXEMPT TRUST c/o TRUXTON TRUST, TRUSTEE 4525 Harding Road, Suite 300 Nashville, TN 37205	Same	146-01-0-025.00

IN ORDER TO ADMINISTER **THE ESTATE OF GENEVIEVE B. FARRIS, TRUXTON TRUST**, the Executor, on behalf of such Estate, (herein collectively "**Grantor**") does hereby assign, grant, transfer, and convey unto the **GENEVIEVE B. FARRIS EXEMPT TRUST, c/o TRUXTON TRUST, TRUSTEE**, as devisee, (herein "**Grantee**") and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following tract of land in Davidson County, Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT A

The foregoing conveyance is subject to the following: (1) all matters shown on the Plan of record in Plat Book 974, page 77, Register's Office for Davidson County, Tennessee; (2) Graveyard of about 15 square yards, together with the right of ingress and egress as reserved in a deed from Felix Compton to John M. Lea of record in Book 17, page 256, Register's Office for Davidson County, Tennessee; (3) Agreement contained in a deed from W. H. Haynes, Trustee to H. Raymond Ligon of record in Book 1779, Page 469, in the Register's Office for Davidson County, Tennessee, concerning requirements to be observed in the construction of improvements upon said property; (4) Restrictions of record in Book 1040, Page 517, Book 1081, Page 969, Book 1781, Page 92, in the Register's Office for Davidson County, Tennessee; (5) Easement for ingress and egress as contained in Deed of record in Book 4280, Page 131, in the Register's Office for Davidson County, Tennessee; and (6) all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D) and 67-4-409(a)(4).

Affiant

SUBSCRIBED AND SWORN TO before me this 15th day of May, 2017.

Notary Public

My Commission Expires: 11-5-18

PAM GARDINER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2018

This is improved property known as 939 Tyne Blvd., Nashville, TN 37220.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

The undersigned Grantor executes this Executor's Quitclaim Deed solely in its official capacity as Executor and not individually or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Executor's Quitclaim Deed this 15th day of May, 2017.

Estate of Genevieve B. Farris

By:

BRAD DUNLAVY
Senior Vice President
On Behalf of Truxton Trust, Executor
4525 Harding Road, Suite 300
Nashville, TN 37205

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named BRAD DUNLAVY, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, stated that the matters as recited in the foregoing Executor's Quitclaim Deed are true, and that he has the full power and authority to execute the foregoing Executor's Quitclaim Deed on behalf of Truxton Trust, the Executor for the Estate of Genevieve B. Farris, and acknowledged that he is the Senior Vice President of Truxton Trust, the within named Grantor, and that in such capacity, he, being authorized so to do, executed the foregoing Executor's Quitclaim Deed for the purposes therein contained, on behalf of Truxton Trust, Executor for the Estate of Genevieve B. Farris.

Witness my hand and official seal this 5th day of May, 2017.

Pam Gardiner

Commission Expires: 11-5-18

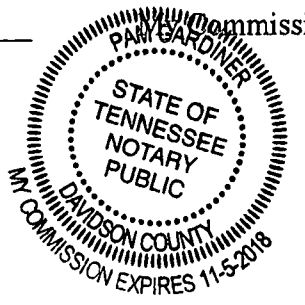


EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 5 of Block "B" on the Plan of Bridle Path Estates, as of record in Book 974, page 77, Register's Office for said County, described according to a survey made by Parrish Engineers, Inc., August 28, 1968, as follows:

Beginning at a concrete monument at the northeast corner of Lot No. 6 as shown on said plan; thence with the line between lots Nos. 5 and 6, north 78 deg. west 550.8 feet to an iron stake; thence north 11 deg. 10' east 396 feet to an iron stake; thence south 78 deg. 00' east 550.3 feet to an iron stake; thence south 11 deg. 10' west 306.8 feet; thence south 11 deg. 07' west 89.2 feet to the point of beginning, containing 5 acres, more or less.

Together with an easement along the westerly line of Lot No. 5 described as follows for ingress and egress between said tract and Tyne Boulevard, together with the right in the Grantee, her heirs and assigns, to construct, maintain, use and enjoy a roadway thereon which easement and all privileges appurtenant thereto shall be and constitute a covenant running with the land:

Beginning at an iron stake in the west margin of Lot No. 5 at the northwest corner of the tract above described, thence with the westerly line of Lot No. 5, north 11 deg. 22' east 539.9 feet to the southerly margin of Tyne Boulevard; thence with said Boulevard, eastwardly 20 feet; thence south 11 deg. 22' east 539.9 feet, more or less, to a point 20 feet east of an iron stake; thence 78 deg. 00' west 20 feet to the beginning.

Included in the above description, but excluded therefrom is the property being more particularly described as follows:

A tract of land consisting of approximately 0.4 (4/10) acres, being part of Lot 5, Block "B" of the Bridle Path Estates as of record in Book 974, page 77, Register's Office for Davidson County, Tennessee, and being part of the same property as that conveyed to Grantor by L.E. Nordholt and wife, Edith Kuhns Nordholt, by deed dated October 9, 1968 and of record in Book 4280, page 131, Register's Office for Davidson County, Tennessee, the said 0.4 acres being more particularly described as follows:

Beginning at a concrete monument at the southeast corner of a tract of land belonging to W. Lipscomb Davis; thence along a line south 89 deg. 10' west a distance of 55 feet to an iron stake; thence north 10 deg. 39' east along a line parallel with the said Davis' west line a distance of 319 feet to an iron stake; thence at right angles and in an easterly direction 55 feet along the south line of Gordon E. Morrow to an iron stake on the westerly line of the said w. Lipscomb Davis; thence along a line north 11 deg. 10' east in a southerly direction 306.80 feet along the said Davis's westerly line to the point of beginning, all according to Boundary Survey by Parrish Engineers, Inc. dated December 5, 1968, to which reference is made for further descriptive details.

Being a part of the same property conveyed to Genevieve B. Farris by Warranty deed from L.E. Nordholt and wife, Edith Kuhns Nordholt of record in Book 4280, page 131, Register's Office for Davidson County, Tennessee, dated October 9, 1968 and recorded on October 21, 1968. The said Genevieve B. Farris having since died on January 7, 2015. Last Will and Testament filed in the Seventh Circuit Court for Davison County, Tennessee, Probate Division, Docket No. 15P-75. (Value or consideration shown in aforementioned deed $20,000.00.) Being also known as 939 Tyne Blvd. Nashville, TN 37220.

Tax Parcel Identification Number: 146-01-0-025.00