BILL GARRETT, Davidson County
Trans:T20170046052 DEEDQC
Recvd: 05/31/17 11:53 4 pgs
Fees:22.00 Taxes:0.00
20170531-0053973

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME ON May 26, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-5-20

PREPARED BY:

GULLETT SANFORD ROBINSON & MARTIN PLLC

Andra J. Hedrick, Esq.
150 Third Avenue S., Ste. 1700
Nashville, TN 37201
Phone | 615.244.4994
Website | gsrm.com

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

New Owner:	Send Tax Bills To:	Map-Parcel No:
Robert H. Chilton, IV and Suzanne Courtenay Chilton Cline 88 Polk Avenue Nashville, TN 37210	Same	106 05 0 071.00 106 05 0 071.02

EXECUTOR'S QUITCLAIM DEED

For and in consideration of $10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert H. Chilton, IV, Executor of the Estate of Robert H. Chilton III, Deceased ("Grantor"), hereby remises, transfers, conveys and quitclaims unto Robert H. Chilton, IV and Suzanne Courtenay Chilton Cline, their heirs and assigns ("Grantee"), all the right title and interest of the Grantor in and to certain property in Davidson County, Tennessee, as described more particularly on the attached Exhibit A.

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

DATED May 26, 2017.

<Signature page to follow.>

ESTATE OF ROBERT H. CHILTON III

By: Robert H Chilton

Robert H. Chilton, IV, Executor

Date: May 26, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public, Robert H. Chilton, IV, Executor of the Estate of Robert H. Chilton III, Deceased, with whom I am personally acquainted, or whose identify was proven to me by sufficient evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of May, 2017.

Catherine H Gwyn

Notary Public

My commission expires: 5-5-20

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

EXHIBIT A

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod in the westerly right-of-way line of Polk Avenue, at a corner common of the property of BKB Properties, LLC, as of record in Instrument Number 20020131-0013581, at the Register's Office for Davidson County, Tennessee, said iron rod being located at Northing: 658,785.78; Easting: 1,749,083.09; on the State Plane Coordinate System NAD 83 (1990);

Thence with the westerly right-of-way line of Polk Avenue, South 06 deg 01 min 42 sec West, 354.87 feet to an iron rod, at a corner common with Lot 1 of the Final Plat of City View Park, Section Thirteen, as of record in Plat Book 9700, Page 418, at the Register's Office for Davidson County, Tennessee, also being the property of Billy W. Finley & Beverly J. as of record in Deed Book 10376, Page 264, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line Polk Avenue, with the northerly property line of Lot 1, North 83 deg 51 min 06 sec West, 369.84 feet to an existing iron rod, at a corner common with Lot 2 of the Final Plat of City View Park, Section Thirteen, also being the property of Earl H. Sadler, Et Al, as of record in Deed Book 7736, Page 303A, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of said Lot 2, North 83 deg 14 min 08 sec West, 12.29 feet to an existing iron rod;

Thence with the easterly property line of said Lot 2, North 06 deg 47 min 08 sec East, 153.34 feet to an existing iron rod, at a corner common with Lot 20 of Section Five, City View Park, as of record in Plat Book 4885, Page 169, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of said Lot 20, North 05 deg 23 min 52 sec East, 315.40 feet to an existing iron rod, at a corner common with the property of BKB Properties, LLC;

Thence with the southerly property line of BKB Properties, LLC, South 67 deg 18 min 27 sec East, 117.82 feet to an existing iron rod;

Thence North 22 deg 55 min 38 sec East, 9.57 feet to an iron rod set;

Thence South 67 deg 22 min 22 sec East, 142.00 feet to an existing iron rod;

Thence South 22 deg 42 min 06 sec West, 9.66 feet to an existing iron rod;

Thence South 67 deg 17 min 54 sec East, 140.52 feet to the POINT OF BEGINNING. Containing 158,420 square feet or 3.637 acres more or less.

Being Tract I of the property conveyed to Robert H. Chilton III from 90 Polk Avenue Investors, LLC, a Tennessee limited liability company, by special warranty deed of record in Instrument No. 20070430-0051325, at the Register's Office for Davidson County, Tennessee. Said Robert H. Chilton III died on March 1, 2016, leaving a last will and testament and codicil thereto which have been admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee under Docket No. 16P-622. The purpose of this deed is to convey all interest of said Robert H. Chilton III in the subject property to the trustee of a testamentary trust established under his last will and testament.

The legal description above is the same as in the previous deed of record.

This is property commonly known as 86 and 88 Polk Ave, Nashville, TN 37210.