BILL GARRETT, Davidson County
Trans:T20170050134 DEEDQC
Recvd: 06/12/17 16:09 3 pgs
Fees:17.00 Taxes:0.00
20170612-0058906

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins & McNeilly, PLLC
214 Second Ave. North, Suite 300
Nashville, TN 37201
(615) 255-2191

QUITCLAIM DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID NUMBER:
JANE S. HINSHAW, et al. 814 Huntington Circle Nashville, TN 37215	SAME	131060C00800

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $NONE.

Jane Hinshaw
JANE S. HINSHAW

W. WARNER McNEILLY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

SUBSCRIBED AND SWORN to before me, W. Warner McNeilly, III, by JANE S. HINSHAW this 8th day of June, 2017.

Notary Public
My Commission Expires: 9/11/17

WHEREAS, the JANE S. HINSHAW QUALIFIED PERSONAL RESIDENCE TRUST U/T/A DATED SEPTEMBER 16, 1997 owned a Sixty-Four and 91/100 percent (64.91%) undivided interest in certain real property located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference ("the Property");

WHEREAS, the term of said Trust has expired and the Property is distributable to the beneficiaries identified below;

NOW, THEREFORE, FOR AND IN CONSIDERATION of Ten ($10.00) cash in hand paid and for the express purpose of distributing the assets of a qualified personal residence trust following its termination pursuant to the

terms thereof, I, JANE S. HINSHAW, TRUSTEE OF THE JANE S. HINSHAW QUALIFIED PERSONAL RESIDENCE TRUST U/T/A DATED SEPTEMBER 16, 1997, hereinafter "Grantor," do hereby quitclaim and by these presents do transfer and convey:

(i) a Twenty-One and 63.37/100 percent (21.6337%) undivided interest in the Property to BECKY H. EAGLETON, her heirs and assigns;

(ii) a Twenty-One and 63.37/100 percent (21.6337%) undivided interest in the Property to CARROLL H. NAIL, her heirs and assigns; and

(iii) a Twenty-One and 63.36/100 percent (21.6336%) undivided interest in the Property to STEPHEN HINSHAW, his heirs and assigns.

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

Grantor conveys in her fiduciary capacity only and not individually.

WITNESS my hand this 8th day of June, 2017.

Jane S. Hinshaw, Trustee

JANE S. HINSHAW, Trustee of the Jane S. Hinshaw Qualified Personal Residence Trust u/t/a dated September 16, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, W. Warner McNeilly, III, a Notary Public of the State and County aforesaid, personally appeared JANE S. HINSHAW, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is the Trustee of the Jane S. Hinshaw Qualified Personal Residence Trust u/t/a dated September 16, 1997 and that she executed the foregoing instrument as Trustee for the purposes therein contained.

WITNESS my hand and official seal this 8th day of June, 2017.

W. WARNER McNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Notary Public
My Commission Expires: 9/11/17

EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 120 ON THE PLAN OF BURTON HILLS VILLAGE OF HUNTINGTON TRACT 10 OF RECORD IN BOOK 6250, PAGE 612 AMENDED IN BOOK 6637, PAGE 717 REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 120 FRONTS 35.00 FEET ON THE EASTERLY MARGIN OF HUNTINGTON CIRCLE AND EXTENDS BACK 111.36 FEET ON THE BROKEN NORTHERLY LINE(S) AND 100.00 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR MEASURING 60.00 FEET THEREON.

BEING THE SAME INTEREST IN SAID PROPERTY CONVEYED TO JANE S. HINSHAW, TRUSTEE OF THE JANE S. HINSHAW QUALIFIED PERSONAL RESIDENCE TRUST U/T/A DATED SEPTEMBER 16, 1997 BY INSTRUMENT NUMBER 20070221-0021386 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.