THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike Suite 601
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me this 29 day of June, 2017.

Notary Public

My Commission Expires:

8.21.17

BILL GARRETT, Davidson County
Trans:T20170057889 DEEDQC
Recvd: 07/07/17 08:40 2 pgs
Fees:12.00 Taxes:0.00
20170707-0068195

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

ADDRESS NEW OWNER

William P. Dutton
Albert B. Reynolds, Jr.
Jeffrey M. Beeler
5404 Jefferson Davis Court
Brentwood, TN 37027

SEND TAX BILLS TO

William P. Dutton
5404 Jefferson Davis Court
Brentwood, TN 37027

MAP & PARCEL NOS.

MAP 145-14-0
PARCEL 038.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, I, James M. Edwards, married, hereby quitclaim and convey to William P. Dutton, Albert B. Reynolds, Jr. and Jeffrey M. Beeler, their successors and assigns, all right, title and interest that I may have in and to certain land in Davidson County, Tennessee, more particularly described as follows, to wit:

BEGINNING at an iron pin in the northeast corner of the 22.39 acre tract of land conveyed to James. M. Edwards and wife, Nancy Coleman Edwards by Warranty Deed from H & S Development Company, Inc. of record in Book 5041, page 294, in the Register's Office for Davidson County, Tennessee, N 42 degrees 09' 47" W 66.03 feet to a point; N 50 degrees 56' W 52.13 feet to a point; N 22 degrees 37' E 375.80 feet to a point in the southern right-of-way S 67 degrees 23' E 50.0 feet to a point; thence S 22 degrees 37' W 270.00 feet to a point; thence S 0

degrees 27' W 159.5 feet to the point of beginning. Said easement is of record in Tyne Valley Estates, Section 10, Book 3700, page 136, in the Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to James M. Edwards and wife, Nancy Coleman Edwards by Warranty Deed from H & S Development Company, Inc. of record in Book 5041, page 294, in the Register's Office for Davidson County, Tennessee; the said James M. Edwards and Nancy Coleman Edwards having since divorced.

As unimproved property, the subject property is not now nor has it ever been the marital residence of the Grantor or Grantor's spouse.

This is unimproved property known as 0 Jefferson Davis Court, Brentwood, Tennessee 37027.

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEROF I have hereunto set my hand this 29 day of June, 2017.

James M. Edwards

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. Edwards, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 29 day of June, 2017.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER