NEW PROPERTY OWNER and
SEND TAX NOTICES TO:
Stratton Family Properties, L.P.
C/O Steven W. Stratton
P O Box 308
Ashland City, Tennessee 37015

THIS INSTRUMENT PREPARED BY
Clyde W. Richert, III
Attorney at Law
Springfield, Tennessee

Map 022
Parcels 013.00 and 014.00

Bill Garrett Davidson County
Batch# 1949 DEEDQC
09/18/2017 03:07:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20170918-0095419

QUITCLAIM DEED

THIS QUITCLAIM DEED executed on the notarial signature dates hereto, by and between **FRANCEWAY C. STRATTON IV, STEVEN W. STRATTON and SHELLY S. JONES, as named TRUSTEES of the AUSTIN K. STRATTON TESTAMENTARY TRUST under the Last Will and Testament of Franceway C. Stratton, III** whose Will is of record at Will Book 14, page 149 in the Clerk's and Master's Office for Cheatham County, Tennessee, joined by **FRANCEWAY C. STRATTON IV individually, STEVEN W. STRATTON individually, SHELLY S. JONES individually and AUSTIN K. STRATTON individually**, all collectively referred to herein as Grantors, and **AUSTIN K. STRATTON**, referred to herein as the Grantee.

WHEREAS, certain real property as described herein was originally conveyed to John I. Borum, Frank G. Stratton, Jr. (being the same person as Franceway C. Stratton III), and William G. Grimes at Record Book 4510, page 805 and Record Book 4345, page 350 in the Register's Office for Davidson County, Tennessee, with each such Grantee then owning an undivided one-third (1/3) interest in said property; and

WHEREAS, the said Franceway C. Stratton III, died testate on April 30, 2014 and by the terms of his last Will and Testament referenced above three- fourths (¾) of his one- third (1/3) interest in the within described property was devised outright to his children, Franceway C. Stratton IV, Steven W. Stratton, and Shelly S. Jones; and

WHEREAS, said Will describes a Testamentary Trust for the decedent's 4th share of this property for his adult child, Austin K. Stratton, with all 3 of the above named other children designated together as joint Trustees of said Trust; and

WHEREAS, pursuant to the provisions of Tennessee Code Annotated, 35-15-101 et. Seq., being the Uniform Trust Code, the named Trustees of this Trust have determined that the purpose of the Trust as originally set forth in said Trust no longer applies and/or that the administration of said Trust would not be economical and that Trust should not otherwise be established and/or administered; and

WHEREAS, by their joint signatures affixed hereto, the Grantors herein, including all of the named testamentary Trustees, hereby express their intent as set forth herein to convey any such interest that the Trust may otherwise own in this property (being an undivided 1/12 interest in the whole) to Austin K. Stratton individually, and the said Grantors and Austin K. Stratton individually join in this conveyance to the said Austin K. Stratton for such purpose, such that Austin K. Stratton will own outright an undivided 1/12 interest in the whole of the property.

NOW, THEREFORE, the said Grantors, both as Trustees and individually, for and in consideration of the sum of TEN DOLLARS ($10.00), in hand paid by the Grantee, the receipt of which is hereby acknowledged, and for the further purposes as set forth herein, do hereby bargain, sell, and QUITCLAIM unto the said Grantee individually a undivided 1/12 interest in and to the below described property, said property being certain tracts or parcels of land situated in the 14th Civil District of Davidson County, Tennessee, described as follows, to wit:

TRACT 1

Situated in the 14th Civil District of said County and State and beginning at a point in the center of the Springfield and Nashville Pike 650 feet southeast of Dr. W.E. Felts' southeast corner and running thence with the line of a tract of land sold by Fred M. Smith and W.M. McClanahan to Sara Demontbreum Milliken, on September 20, 1930, South 72° West 750 feet to a stake in J.C. Moore's line; thence with Moore's line South 18° East 200 feet to a stake; thence north 72° east 750 feet to the center of the Springfield and Nashville Pike; thence with the center of said Pike North 18° West 200 feet to the beginning, and being that part of the land conveyed to T.H. Railey on September 20, 1930 by Fred M. Smith and wife, Mary B. Smith and W.W. McClanahan and wife, Iva B. McClanahan, which remained after the southerly 100 feet frontage of that tract was heretofore sold off by T.H. Railey.

Being the same property conveyed to John L. Borum, Frank G. Stratton, Jr., and William G. Grimes by Deed of record in Book 4510, page 805, Register's Office for Davidson County, Tennessee.

TRACT 2

Beginning at a point in the center of the Springfield and Nashville Pike or Whites Creek Pike at the southeast corner of the property conveyed to Herman McNeil and wife by Thomas B. Lamp and wife, by deed of record in Book 1780, page 97, Register's Office for said County, said point being also 650 feet southeasterly from Dr. Felts southeast corner; thence with the southern boundary lines of said McNeil

property south 72 degrees west 750 feet to the eastern boundary line of the J.C. Moore property; thence with same, south 18 degrees east 100 feet; thence north 72 degrees east 750 feet to the center of said Pike; thence with the center of said Pike north 18 degrees west 100 feet to the beginning.

Being the same property conveyed to John L. Borum, Frank G. Stratton, Jr., and William G. Grimes as equal tenants in common by Deed of record in Book 4345, page 351, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the said Grantors have executed this deed on the date of each notarized signature hereto.

FRANCEWAY C. STRATTON IV, Trustee

FRANCEWAY C. STRATTON IV, Individually

STATE OF TENNESSEE)
COUNTY OF Cheatham)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **FRANCEWAY C. STRATTON IV**, Trustee, 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 Trustee the AUSTIN K. STRATTON TESTAMENTARY TRUST, the within named bargainor, a Trust, and that he or she, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by he or she as such Trustee.

WITNESS my hand and official seal of office this the 6th day of April, 2017.

PATSY M. PERRY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

NOTARY PUBLIC

My Commission Expires: 5/25/21

STATE OF TENNESSEE)
COUNTY OF Cheatham)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FRANCEWAY C. STRATTON IV**, individually, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 6th day of April, 2017.

PATSY M. PERRY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

NOTARY PUBLIC

My Commission Expires: 5/25/21

STEVEN W. STRATTON, Trustee

STEVEN W. STRATTON, Individually

STATE OF TENNESSEE)
COUNTY OF Cheatham)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **STEVEN W. STRATTON**, Trustee, 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 Trustee the AUSTIN K. STRATTON TESTAMENTARY TRUST, the within named bargainor, a Trust, and that he or she, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by he or she as such Trustee.

WITNESS my hand and official seal of office this the 6th day of April, 2017.

PATSY M. PERRY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

NOTARY PUBLIC

My Commission Expires: 5/25/21

STATE OF TENNESSEE)
COUNTY OF Cheatham)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEVEN W. STRATTON**, individually, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 6th day of April, 2017.

PATSY M. PERRY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

NOTARY PUBLIC

My Commission Expires: 5/25/21

SHELLY S. JONES, Trustee

SHELLY S. JONES, Individually

STATE OF TENNESSEE)
COUNTY OF Cheatham)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **SHELLY S. JONES**, Trustee, 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 Trustee the AUSTIN K. STRATTON TESTAMENTARY TRUST, the within named bargainor, a Trust, and that he or she, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by he or she as such Trustee.

WITNESS my hand and official seal of office this the 4th day of April, 2017.

NOTARY PUBLIC

My Commission Expires: 5/25/21

PATSY M. PERRY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE)
COUNTY OF Cheatham)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SHELLY S. JONES**, individually, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 6th day of April, 2017.

NOTARY PUBLIC

My Commission Expires: 6/25/21

PATSY M. PERRY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer is $ -0-.

AFFIANT

SUBSCRIBED and SWORN to before me, this the 6th day of FEBRUARY 2017.

NOTARY PUBLIC/Register

My Commission Expires: 5/06/21

PATSY M. [illegible] STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Certificate of Authenticity

I, Gary L. Dilliha, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of ROBERTSON

Personally appeared before me, Rhonda Dunn, a notary public for this county and state, Gary L. Dilliha who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

RHONDA DUNN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: October 26, 2020.

Notary's Seal (If on paper)