Bill Garrett Davidson County
Batch# 25435 DEEDQC
11/14/2017 10:55:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20171114-0116893

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS/DHM)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Name & Address of New Owner(s)	Send Tax Bills To:	Parcel ID Number(s)
Cecil D. Branstetter Revocable Trust Jane B. Stranch and C. Dewey Branstetter Jr., Co-Trustees 1111 Eller Lane Nashville, TN 37221	Same	156-000-095.00 Davidson County

EXECUTOR'S QUITCLAIM DEED

WHEREAS, Cecil D. Branstetter acquired the real property described on Exhibit A hereto (the "Property"); and

WHEREAS, Cecil D. Branstetter ("Decedent") died testate on May 7, 2014, leaving a validly executed last will and testament dated June 7, 2006 (the "Will"), which has been probated and is properly recorded on Docket Number P1049, Probate Court for Davidson County, Tennessee; and

WHEREAS, Jane B. Stranch and C. Dewey Branstetter Jr. are the duly qualified and acting Co-Executors of Decedent's estate; and

WHEREAS, at the time of Decedent's death, Decedent owned the Property; and

WHEREAS, in accordance with the terms of the Will, the residuary estate, of which the Property is a part, passes to the Cecil D. Branstetter Revocable Trust.

NOW THEREFORE AND PURSUANT TO the authority granted to them as executors under the Will, Jane B. Stranch and C. Dewey Branstetter Jr., as Co-Executors of the ESTATE OF CECIL D. BRANSTETTER, and not further or otherwise, do hereby quitclaim, and by these presents transfer and convey unto Jane B. Stranch and C. Dewey Branstetter Jr., as Co-Trustees of the CECIL D. BRANSTETTER REVOCABLE TRUST, their successors and assigns, all of their right, title, and interest, as Executors of Decedent's estate, in and to that certain tract or parcel of land located in Davidson County, Tennessee, described on Exhibit A hereto.

This is unimproved property located in Nashville, Tennessee.

The descriptions herein are the same as those contained in the prior instruments.

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

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 30 day of March, 2017.

ESTATE OF CECIL D. BRANSTETTER:

Jane B. Stranch, Co-Executor, and not further or otherwise

C. Dewey Branstetter Jr., Co-Executor and not further or otherwise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Jane B. Stranch, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as Co-Executor of the Estate of Cecil D. Branstetter for the purposes therein contained.

WITNESS my hand, at office, this 30th day of March, 2017.

Notary Public

My Commission Expires:

DAVID H. MAYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, C. Dewey Branstetter Jr., the within named 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 as Co-Executor of the Estate of Cecil D. Branstetter for the purposes therein contained.

WITNESS my hand, at office, this 30th day of March, 2017.

My Commission Expires:
_____

Notary Public

DAVID H. MAYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Michael D. Sontag

Subscribed and sworn to before me
this 30th day of March, 2017.

My Commission Expires:
_____

Notary Public

DAVID H. MAYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2020

EXHIBIT A

BEING a tract of land in the 2nd Civil District of Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point at the centerline of the Harpeth River along the boundary of the Cecil D. Branstetter property of record in Book 7277, page 50, Register's Office for Davidson County, Tennessee. Thence S 10° 51' 01" W, 385 feet to a point; thence N 79° 08' 59" W, 30 feet to a point; thence S 10° 51' 01" W, 283.0 feet to a point; thence S 37° 06' E 267.7 feet to a point; thence S 53° 31' E 183.3 feet to a point; thence S 69° 36' E 215.7 feet to a point; thence S 89° 48' E 215.7 feet to a point; thence N 70° 10' E 212.4 feet to a point; thence N 60° 44' E 482.4 feet to a point; thence N 67° 54' E 106.9 feet to a point; thence N 23° 26' 19" W 50.0 feet to the southwest corner of Lot Number 790 of Section Four, Harpeth Wood, of record in Book 6067, page 852, said Register's Office. THENCE along the boundary of said Lot 790 S 67° 54' W, 108.94 feet to a point; thence S 60° 44' W 485.9 feet to a point; thence S 70° 08' 32" W, 195.56 feet to a point; thence N 89° 48' W . 198.16 feet to a point; thence N 69° 36' W 198.16 feet to a point; thence N 53° 27' 54" W 175.0 feet to a point; thence N 35° 18' 12" W 240.12 feet to a point; thence N 10° 51' 01" E, 252.35 feet to a point; thence S 79° 08' 59" E, 30 feet to a point; thence N 10° 51'01" E, 380.42 feet to a point in the center line of the Harpeth aver. THENCE with said center line upstream approximately 75' to the point of beginning, and containing 2.93 acres, more or less.

BEING the same property conveyed to Cecil D. Branstetter, by deed from Fox Ridge Company, of record in Book 8085, Pages 294-96, Register's Office, Davidson County, Tennessee.

23545136.1

True Copy Certification

I, A. Danielle Burns, do hereby make oath that I am 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.

A. Danielle Burns
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lucretia Albert, a notary public for this county and state, A. Danielle Burns who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lucretia Albert
Notary's Signature

My Commission Expires: May 6, 2019
Notary' Seal (if on paper)

