Bill Garrett Davidson County
Batch# 25465 DEEDQC
11/14/2017 11:35:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20171114-0116939

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	155-000-079.00 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 improved property known as 8011 Poplar Creek Road, 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

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:
_____

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

Notary Public

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:
_____

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

Notary Public

EXHIBIT A

BEING a 3.21, more or less, acre tract of land lying in the 2nd Civil District of Davidson County, Tennessee. Said tract further described as being the property conveyed to R.H. Peach in Book 567, page 218, Register's Office of Davidson County, Tennessee.

BEGINNING at a point lying on the southerly margin of Poplar Creek Road, said point further described as lying 3180 feet, more or less, east of the centerline of Rolling River Parkway; thence running with the said margin of Poplar Creek Road as follows: in a easterly direction around a curve, having a radius of 1592.61 feet, to the left a distance of 396.97 feet to a point; thence south 88 degrees, 41 minutes, 21 seconds ease a distance of 256.40 feet to a point; thence north 87 degrees, 56 minutes, 06 seconds east a distance of 164.87 feet to a point; thence north 88 degrees, 48 minutes, 37 seconds east a distance of 8.62 feet to a point; thence leaving said margin south 6 degrees, 24 minutes, 51 seconds west a distance of 112.22 feet to a point; thence north 88 degrees, 49 minutes, 58 seconds west a distance 112.08 feet to a point lying on the centerline of a drain; thence running with said centerline of drain as follows: south 56 degrees, 19 minutes, 46 seconds west a distance of 63.33 feet; thence south 54 degrees, 58 minutes, 49 seconds west a distance of 77.24 feet; thence south 66 degrees, 10 minutes, 53 seconds west a distance of 39.37 feet to a point; thence leaving said drain and running with a fence as follows: north 88 degrees, 56 minutes, 36 seconds west a distance of 268.34 feet to a 16" oak tree; thence north) degrees, 17 minutes west a distance of 128.93 feet to a 24" oak tree; thence north 89 degrees, 14 minutes, 06 seconds west a distance of 275.58 feet to a 24" stump; thence north 8 degrees, 42 minutes east a distance of 156.48 feet to the point of beginning, containing 3.21, more or less, acres.

BEING the same property conveyed to Cecil D. Branstetter, by deed from the Estate of Pearl Virginia Peach, of record in Book 9081, Pages 740-44, Register's Office, Davidson County, Tennessee.

23544912.1

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)

