Bill Garrett Davidson County
Batch# 26402 DEEDQC
11/16/2017 11:35:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20171116-0117830

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 GST-Exempt Tennessee Marital Trust Jane B. Stranch and C. Dewey Branstetter Jr., Co-Trustees 1111 Eller Lane Nashville, TN 37211	Same	155-000-223.00 Davidson County

TRUSTEE'S QUITCLAIM DEED

WHEREAS, Jane B. Stranch and C. Dewey Branstetter Jr. are the Co-Trustees (the "Trustees") of the Cecil D. Branstetter Revocable Trust (the "Trust"); and

WHEREAS, the Trustees acquired the real property described on Exhibit A hereto (the "Property"); and

WHEREAS, Cecil D. Branstetter died on May 7, 2014, and henceforth upon his death, the Trust agreement directs that the residuary trust estate, of which the Property is a part, is to be divided into various sub-trusts, and the Trust agreement vests the power and responsibility in the Trustees for allocating the assets of the residuary trust estate amongst such sub-trusts; and

WHEREAS, the Trustees desire to allocate to convey the Trust's interest in the Property to the Cecil D. Branstetter GST-Exempt Tennessee Marital Trust.

NOW THEREFORE AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, Jane B. Stranch and C. Dewey Branstetter Jr., as Co-Trustees of the CECIL D. BRANSTETTER REVOCABLE TRUST, 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 GST-EXEMPT TENNESSEE MARITAL TRUST, their successors and assigns, all of their right, title, and interest, as Trustees of the Trust, 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.

CECIL D. BRANSTETTER REVOCABLE TRUST:

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

C. Dewey Branstetter Jr., Co-Trustee, 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-Trustee of the Cecil D. Branstetter Revocable Trust 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

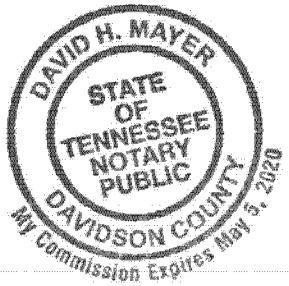
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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-Trustee of the Cecil D. Branstetter Revocable Trust for the purposes therein contained.

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

My Commission Expires:

_____



_____
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:

_____



_____
Notary Public

EXHIBIT A

BEING a tract of land shown as Phase II, on the Plan of South Colony at Riverbend, as of record in Book 6900, Page 271, Register's Office for Davidson County, described more particularly as follows:

LAND in Davidson County, Tennessee, being described as follows:

BEGINNING at a point in the South ROW line of Poplar Creek Road, said point being the northeast corner of South Colony at Riverbend, Phase II, as of record in Book 6900, page 271, Register's Office for Davidson County, Tennessee, and said point also being the northwest corner of Dallas H. Bell property as recorded in Book 5349, page 913, said Register's Office; thence common with the West boundary of the Bell property, S19° 25' 36" E, 295.00 feet to a point; thence S07° 47' 15" W, 168.72 feet common with the Westerly line of Open Space D of South Colony of Riverbend, thence N 73° 08' 17" W, 93.12 feet, common with the Northerly boundary of Lot 20 of South Colony of Riverbend to a point; thence, along said Northerly boundary of Lot 20 S 83° 16' 32" W, 193.00 feet to a point; thence N 06° 43' 28" W, 197.36 feet to a point; thence, N 24° 42' 33" E, 38.00 feet to a point; thence, N 06° 20' 33" W, 126.47 feet to a point in the South ROW line of Poplar Creek Road; thence with the said South ROW line of Poplar Creek Road N 69° 30' 23" E, 242.04 feet to the point of beginning, containing 2.79 acres, more or less.

BEING the same property conveyed to Jane B. Stranch and C. Dewey Branstetter Jr., as co-trustees of the Cecil D. Branstetter Revocable Trust, by deed from Jane B. Stranch and C. Dewey Branstetter Jr., as co-executors of the estate of Cecil D. Branstetter, of record at Instrument No. 201711140116898, Register's Office, Davidson County, Tennessee.

23544938.1

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)

