Bill Garrett Davidson County
Batch# 26404 DEEDQC
11/16/2017 11:38:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20171116-0117832

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	156-000-114.00 156-000-139.00 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 Exhibits A and B 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 those certain tracts or parcels of land located in Davidson County, Tennessee, described on Exhibits A and B 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:

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

Notary Public

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:
_____

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 tract of land in the 2nd Civil District of Davidson County, Tennessee, being more particularly described from information compiled from deed calls, recorded subdivision plats and scaled dimensions, and not from actual field survey, as follows:

BEGINNING at the southeast corner of Lot Number One, Harpeth Valley Park, Section One, of record in Book 3600, page 93, R.O.D.C.

Thence, S. 7 degrees 54' W 62.9 feet to a point, in the northerly boundary of Hicks, et al, property;

Thence, westerly and southerly with said Hicks, et al, boundary as follows:

N 82 degrees 06' W, 310 feet, more or less;
S 20 degrees W, 500 feet;
S 70 degrees W, 375 feet
S 35 degrees W, 325 feet to a point in the centerline of Harpeth River

Thence, downstream with said centerline 10,355 feet, more or less, to a point;

Thence, S 10 degrees 51' 01" W, 385 feet, more or less, to appoint;

Thence, N 79 degrees 08' W 30.0 feet to a point;

Thence, S 10 degrees 51' W 283.0 feet to a point;

Thence, S 37 degrees 06' E 267.7 feet to a point;

Thence, S 53 degrees 31' E 183.3 feet to a point;

Thence, S 69 degrees 36' E 215.7 feet to a point;

Thence, S 89 degrees 48' E 215.7 feet to a point;

Thence, N 70 degrees 10' E 212.4 feet to a point;

Thence, N 60 degrees 44' E 482.9 feet to a point;

Thence, N 67 degrees 54' E 106.9 feet to a point;

Thence, N 23 degrees 26' 19" W, 50.0 feet to the southwest corner of Lot Number 751, Section Two, Harpeth Woods, of record in Book 5200, page 280, R.O.D.C.

Thence, with the boundary of said Section Two, Harpeth Woods as follows:

N 67 degrees 54' E, 148.02 feet;
N 37 degrees 43' 35" E, 99.48 feet;
N 67 degrees 54' E, 290.00 feet;
S 81 degrees 55' 35" E, 99.48 feet;
N 67 degrees 54' E, 488.71 feet;
N 49 degrees 36' 42" E, 349.77 feet;
N 36 degrees 30' 30" E, 469.58 feet to a point in the southerly boundary of Harpeth Valley Park, Section 3, of record in Book 4175, page 15, R.O.D.C.

Thence, with the boundary of said Harpeth Valley Park, Section 3, as follows:

S 89 degrees 49' E, 249.3 feet;
N 57 degrees 10' E, 294.9 feet;
N 33 degrees 10' E, 500.1 feet to a point, said point being the southwest corner of Warner Park Estates Company property, of record in Book 5089, page 597, R.O.D.C.

Thence, N 85 degrees 55' E, 591.0 feet to a point;

Thence, N 14 degrees 39' E, 671.3 feet to a point;

Thence, N 81 degrees 24' W, 655.0 feet to a point in the easterly boundary of Harpeth Valley Park, Section One, of record in Book 3600, page 93, R.O.D.C.;

Thence, with the boundary of said Harpeth Valley Park, Section One, as follows:

N 29 degrees 58' E, 395.1 feet;
N 78 degrees 42' E, 165.6 feet;
S 67 degrees 24' E, 177.3 feet;
Northerly with a curve to the left having a radius of 525.0 feet, 124.8 feet;
N 8 degrees 59' E, 48.2 feet;
Easterly with a curve to the left having a radius of 375.0 feet, 18.7 feet;
S 81 degrees 01' E, 6.3 feet;

N 8 degrees 59' E, 214.9 feet;
S 78 degrees 55' E, 836.9 feet;
S 28 degrees 47' E, 247.7 feet;
S 33 degrees 17' E, 352.1 feet;
S 56 degrees 43' E, 221.9 feet;
N 87 degrees 34' E, 105.5 feet;
S 33 degrees 28' E, 142.1 feet;
Northeasterly with a curve to the left having a radius of 380.0 feet; 87.9 feet;
S 46 degrees 43' E, 187.5 feet to the point of beginning.

Containing 156.8 acres, more or less.

Included in the above descriptions, but specifically excluded from this conveyance are the transfers made by deeds from Cecil D. Branstetter to:

1. Bellevue Exchange Club Foundation, of record at Book 8656, Pages 437-39;
2. Youth Incorporated, of record at Instrument Number 20000711-0068431;
3. Larry B. Felts, Trustee, of record at Instrument Number 20061121-0144759; and
4. Bellevue Exchange Club Foundation, of record at Instrument Number 20081231-0124001

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. 201711140116890, Register's Office, Davidson County, Tennessee.

23545261.1

EXHIBIT B

October 2002

Site Name: Harpeth Field

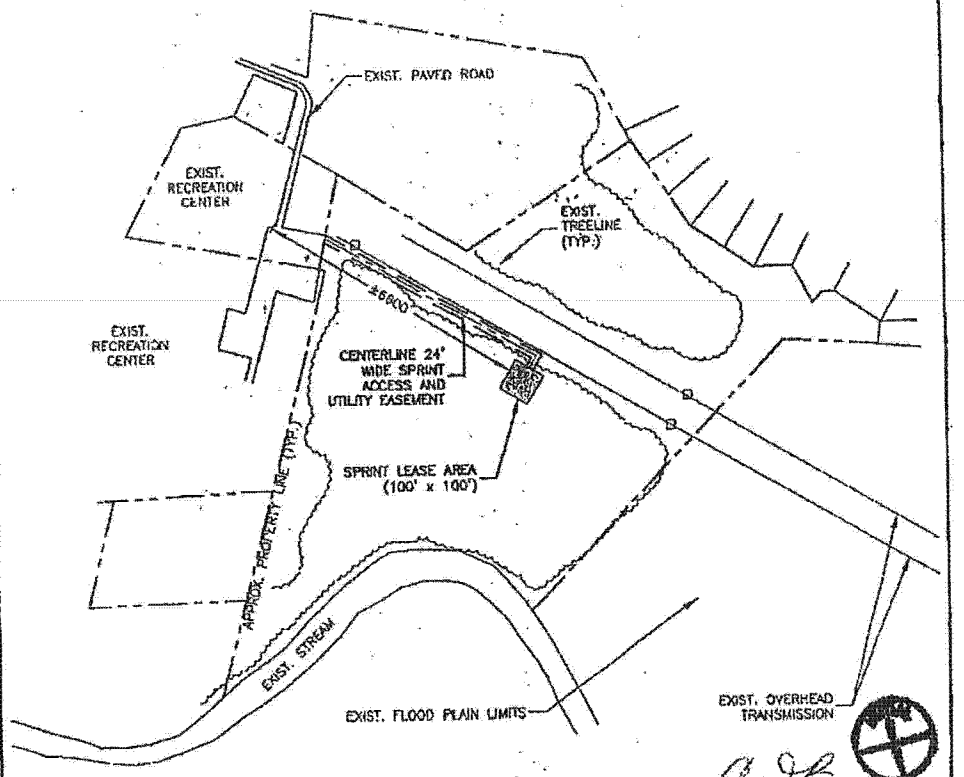
Sprint PCS Site ID #: NA60XC011B

ADDENDUM 2

NOTES:

1. SPRINT AND OWNER AGREE TO MODIFY LEASE PARCEL SIZE AND CONFIGURATION IF REQUIRED TO OBTAIN NECESSARY ZONING APPROVALS.
2. LEASED AREA SHALL INCLUDE 24 HOUR, 7 DAY ACCESS FROM PUBLIC PROPERTY TO EQUIPMENT AND ANTENNAS.
3. LEASED PREMISES SHALL INCLUDE SUITABLE AREA WITHIN LANDLORD'S SPACE FOR HOLDING OF CABLE AND UTILITIES BETWEEN THE EQUIPMENT AREA, MOUNTED ANTENNAS, AND UTILITY SERVICE ENTRANCE LOCATIONS FOR THE NECESSARY CONNECTION FOR EACH.
4. THE OWNER AND SPRINT HEREBY AGREE TO THE GENERAL LEASE AREA LOCATION SPECIFIED ON THIS LEASE EXHIBIT. THE EXACT LOCATIONS OF BASE STATION EQUIPMENT, CABLES, UTILITIES, AND ANTENNAS ARE SUBJECT TO FINAL ENGINEERING DESIGN AND ULTIMATELY THE LEASEABLE AREA MAY BE MODIFIED TO REFLECT THE FINAL ENGINEERING DESIGN.
5. PROPERTY LINES DEPICTED HEREON ARE TAKEN FROM AVAILABLE TAX MAPS AND ARE APPROXIMATE ONLY.

CALLED NORTH



LEASE PLAN
SCALE: 1"=400'

1"=400' 400 0 400

LE-1

NOTE: OWNER AND SPRINT MAY, AT SPRINT'S OPTION, REPLACE THIS EXHIBIT WITH AN EXHIBIT SETTING FORTH THE LEGAL DESCRIPTION OF THE PROPERTY ON WHICH THE SITE IS LOCATED AND/OR AN AS-BUILT DRAWING DEPICTING THE SITE.

DWG 1 OF 1

OWNER INITIALS:	DATE:
SPRINT INITIALS:	DATE:

REV.	DATE	DESCRIPTION

TAX MAP, NO.: 184000 1400
ZONING CLASS: RS40
JURISDICTION: METRO DAVIDSON CO.
OWNERS NAME: CECIL BRANSTETTER

Sprint

ALCOA

ALCOA Wireless Services, Inc.
301 GURD DRIVE
ALPHARETTA, GA 30005
Office (770) 663-8813
Fax (770) 663-6471

APPROX. SCALE: 1"=400'	LEASE EXHIBIT PLAN
DATE: 11/25/03	SITE I.D. NA60XC011B
SITE ADDRESS:	(HARPETH FIELD) 938 FOOTPATH DRIVE NASHVILLE, TENNESSEE 37221

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)

