Bill Garrett Davidson County
Batch# 26406 DEEDQC
11/16/2017 11:40:30 AM 11 pgs
Fees: $57.00 Taxes: $0.00
20171116-0117834

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<br>Jane B. Stranch and C. Dewey Branstetter Jr., Co-Trustees<br>1111 Eller Lane<br>Nashville, TN 37211 | Same | 140-000-004.00<br>140-000-005.00<br>140-000-006.00<br><br>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 a one-third (1/3) undivided interest in 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 those certain tracts or parcels of land located in Davidson County, Tennessee, described on Exhibit A hereto.

This is improved 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 N. 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

TRACT 1

BEING a parcel of land located in the Second Civil District, Twenty-Third Councilmanic District, Nashville, Davidson County, Tennessee, said parcel being located north of Interstate 40 and Newsom Station Road and east of McCrory Lane as shown on the Planned Unit Development Boundary Master Plat of Boone Farm at Biltmore, as of record in Book 6900, Page 470, R.O.D.C., and being more particularly described as follows;

BEGINNING at a point, this point being an iron pin at a fence corner, this point also being the southeast corner of the Robert E. Lee Travis property as recorded in Will Book 57, Page 456, R.O.D.C., and being N 25° 18' 39" W, 36.64 feet from an iron pin set in the northern right-of-way line of Newsom Station Road approximately 2,550 feet east of the centerline of McCrory Lane;

THENCE, along a fence bounded by the Robert E. Lee Travis property, the following seven calls:

N 25° 18' 39" W, 189.19 feet to an iron pin;

N 51° 52' 32" W, 406.01 feet to a fence corner at a 12-inch Hackberry;

N 18° 00' 32" W, 597.60 feet to an iron pin;

N 51° 49' 38" W, 413.19 feet to an iron pin;

N 26° 04' 03" W, 420.00 feet to an iron pin;

N 36° 48' 48" W, 795.09 feet to an iron pin;

N 57° 40' 00" W, 345.79 feet to an iron pin at a 24-inch Hackberry on the southern bank of the Harpeth River;

THENCE, along the southern bank of the Harpeth River, the following six calls:

N 52° 45' 09" E, 265.81 feet to a 10-inch Hackberry;

N 46° 41' 26" E, 453.69 feet to a point;

N 33° 15' 33" E, 560.61 feet to a point;

N 30° 01' 11" E, 181.45 feet to a point;

N 34° 09' 51" E, 291.18 feet to an iron pin;

N 36° 57' 29" E, 421.32 feet to an iron pin in the boundary of the Seaboard Railroad right-of-way;

THENCE, leaving the river along the western boundary of the Seaboard Railroad right-of-way, along a curve to the right having a delta of 11° 59' 18", a radius of 3,267.54 feet, a distance of 683.69 feet to an iron pin;

THENCE, continuing with the railroad right-of-way, S 84° 43' 36" E, 41.56 feet to an iron pin;

THENCE, leaving the railroad along a fence bounded by the Donald Ray Lannom property as recorded in Book 6269, Page 13, R.O.D.C., the following two calls:

S 16° 24' 03" E, 1,561.24 feet to an 18-inch oak;

S 17° 53' 35" E, 1,239.88 feet to an iron pin set in the northern right-of-way line of Newsom Station Road;

THENCE, leaving said road right-of-way and continuing with Lannom property, the following two calls:

S 69° 28' 45" W, 358.21 feet to an iron pin;

S 22° 48' 55" E, 310.51 feet to an iron pin in the western right-of-way line of Newsom Station Road;

THENCE, along the western and northern right-of-way lines of Newsom Station Road, the following ten calls:

S 12° 29' 06" E, 72.49 feet to a 24-inch Hackberry;

S 18° 41' 19" E, 234.69 feet to an iron pin;

S 21° 26' 58" E, 352.39 feet to an iron pin;

along a curve to the right having a delta of 102° 39' 03", a radius of 69.16 feet, a distance of 123.91 feet to an iron pin;

S 81° 12' 30" W, 499.73 feet to an iron pin;

N 08° 16' 14" W, 26.46 feet to a concrete monument;

S 80° 49' 55" W, 157.64 feet to a concrete monument;

along a curve to the left having a delta of 21° 40' 51", a radius of 345.00 feet, a distance of 130.55 feet to a concrete monument;

N 27° 08' 04" W, 13.72 feet to a concrete monument;

S 59° 34' 34" W, 207.32 feet to an iron pin;

THENCE, leaving said road right-of-way line, N 25° 18' 39" W, 36.64 feet bounded by Tract No. 3, McDermott/Biltmore, Inc., to an iron pin, this point being the point of beginning.

Containing 6,590,782 square feet or 151.30 acres, more or less.

Included in the above description, but expressly excluding Phase One Boone Trace at Biltmore, as of record in Book 7900, Page 667, R.O.D.C., containing 31.05 acres, more or less. This exclusion makes the actual conveyable property in Tract 1 to be 120.25 acres, more or less.

Included in the above description, but expressly excluded from this conveyance is the following described portion of Tract 1, attached hereto and designated as TRACT A and TRACT B:

*Tract A*

Being land in the Second Civil District (Twenty-Third Councilmanic District of metropolitan Nashville and Davidson County, Tennessee, lying generally north of Phase One, Scone Trace, as of record in Book 7900, Pace 667, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the westerly margin of Scone Trace, said point being the northeasterly corner of Lot 268, Phase One, Boone Tract;

THENCE, S 54° 27' W, 115.00 feet to a point;

THENCE, N 35° 54' W, 1,704.69 feet to a point in the northerly boundary of the Boone Farm tract;

THENCE, following the southerly bank of the Harpeth River, N 33° 15' 33" E, 362.00 feet to a point;

THENCE, N 30° 01' 11" E, 181.45 feet to a point;

THENCE, N 34° 09' 51", 291.18 feet to a point;

THENCE, N 36° 57' 29", 421.32 feet to a point in the southerly margin of the CSX Railroad;

THENCE, with said southerly margin along a curve to the right, having a radius of 3,267.54 feet and a central angle of 11° 59' 18", a distance of 683.69 (Chord of S 78° 40' 56" E, 682.44 feet) to a point;

THENCE, S 84° 43' 36" E, 41.56 feet to a point;

THENCE, leaving said southerly margin along the easterly boundary of the Boone Farm Tract, S 16° 24' E, 1,391.23 feet to a Point;

THENCE, S 48°15' W, 220.97 feet to a point;

THENCE, S 17° 54' E, 420.00 feet to the northeasterly corner of Lot 69 (unrecorded)

THENCE, S 84° 55' W, 72.69 feet to a point;

THENCE, S 88° 42' W, 94.42 feet to a point;

THENCE, S 79° 00' W, 92.00 feet to a point;

THENCE, S 68°38' W, 92.20 feet to a point;

THENCE, S 55°41' W, 257.24 feet to a point;

THENCE, S 35° 22' E, 65.00 feet to a point in the northeasterly corner of Lot 94 as of record in Bock 7900, Pace 667, R.O.D.C;

THENCE, with the northerly boundary of said Lot 94, S 54° 27' W, 125.00 feet to a point in the easterly margin of Boone Trace;

THENCE, S 54° 27' W, 25.00 feet to a point in the centerline of Boone Trace;

THENCE, with said centerline, N 35° 33' W, 35.32 feet to a point;

THENCE, S 54° 27' E, 25.00 feet to the point of beginning;

Containing 2,692,909 square feet or 61.82 acres, more or less.

Being part of the Westinghouse Credit Corporation property of record in Book 8230, Pace 1, R.O.D.C.

*Tract B*

Being land in the Second Civil District (Twenty-Third Councilmanic District) of Metropolitan Nashville and Davidson County, Tennessee, lying generally north of Phase One, Boone Trace as of record in Book 7900, Page 667, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the northerly margin of Settler's Way at the southeasterly corner of Lot 85, Phase One, Boone Trace;

THENCE, with the common line of Lot 85 and Lot 84 (unrecorded) N 53° 01" W, 160.29 feet to a point;

THENCE, N 63° 15' E, 71.88 feet to a point;

THENCE, N 17° 58' E, 129.80 feet to a point;

THENCE, S 71° 41' E, 140.00 feet to a point;

THENCE, S 72° 06' E, 328.59 feet to a point in the boundary line of the Boone Farm Tract;

THENCE, with said boundary, S 17° 54' E, 587.05 feet to a point;

THENCE, S 69° 29' W, 358.21 feet to a point;

THENCE, N 89° 07' W, 15.18 feet to the southeasterly corner of Lot 41 of Phase One, Boone Trace;

THENCE, with easterly boundary of said Lot 41, N 10. 17' W, 18.00 feet to a point;

THENCE, with the westerly boundary of Lots 41, 42, 43 and 45, N 24° 15' W, 300.26' feet to a point;

THENCE, N 53° 35' W, 100.00 feet to a point in the southerly margin of Settler's Way;

THENCE, crossing Settler's Way, N 61° 41' W, 50.54 feet to the point of beginning;

Containing 26,197 square feet or 6.18 acres, more or less;

TRACT 2

Being a parcel of land located in the Second Civil District, Twenty-Third Councilmanic District, Nashville, Davidson County, Tennessee, said parcel being located north of Interstate 40, south of Newsom Station Road and east of McCrory Lane, being more particularly described as follows:

BEGINNING at a point, this point being a concrete right-of-way marker for Interstate 40 where the right-of-way intersects the right-of-way of Newsom Station Road approximately 2,375 feet east of the centerline of McCrory Lane along Newsom Station Road;

THENCE, along the southern boundary of Newsom Station Road the following six calls:

N 61° 19' 04" E, 391.55 feet to a concrete right-of-way marker;

N 30° 48' 32" W, 15.42 feet to a concrete right-of-way marker;

with a curve to the right having a delta of 21° 45' 36", a radius of 255.00 feet, a distance of 96.84 feet to a concrete right-of-way marker;

N 81° 40' 36" E, 157.74 feet to a concrete right-of-way marker;

N 09° 58' 16" W, 32.20 feet to an iron pin;

N 81° 12' 30" E, 0.77 feet to the corner of a rock wall at a cemetery;

THENCE, leaving said Newsom Station Road right-of-way the following three calls bounding a cemetery and the wall that surrounds it:

S 15° 23' 35" E, 156.26 feet to an iron pin;

N 80° 38' 17" E, 208.73 feet to an iron pin;

N 16° 08' 25" W, 155.08 feet to an iron pin in the southern right-of-way line of Newsom Station Road;

THENCE, along the southerly right-of-way line of Newsom Station Road the following two calls:

S 81° 12' 30" E, 292.72 feet to an iron pin;

along a curve to the left having a delta of 70° 53' 25", a radius of 102.16 feet, a distance of 126.40 feet to an iron pin, in the westerly line of the Lannom property as recorded in Book 6269, Page 13, R.O.D.C.;

THENCE, leaving the margin of Newsom Station Road and bounded by the Lannom property the following two calls:

S 40° 25' 06" E, 75.27 feet to a two-inch pipe;

S 21° 35' 17" E, 379.97 feet to a concrete right-of-way marker;

THENCE, along Interstate 40 right-of-way the following three calls:

S 21° 36' 30" E, 21.19 feet to a right-of-way marker;

along a curve to the left, a delta of 0° 59' 52", a radius of 22,720.32 feet, a distance of 395.70 feet to a concrete right-of-way marker;

S 89° 18' 12" W, 956.28 feet to the point of beginning.

Containing 288,801 square feet or 6.63 acres, more or less.

TRACT 3

Being a parcel of land in the Second Civil District, Twenty-Third Councilmanic District, Davidson County, Tennessee, laying north of Interstate 40 and eastwardly of McCrory Lane and being more particularly described as follows:

BEGINNING at a point in the easterly right-of-way line of McCrory Lane, said point being 1.35 feet southerly of an iron pin and being in an existing fence line;

THENCE, S 82° 45' 08" E, 1,080.13 feet to a point;

THENCE, S 82° 38' 50" E, 358.69 feet to a point;

THENCE, S 82° 41' 19" E, 659.69 feet to a point;

THENCE, S 84° 23' 32" E, 618.92 feet to a point;

THENCE, S 24° 29' 01" E, 36.69 feet to an iron pin in the northerly right-of-way line of Newsom Station Road;

THENCE, with said northerly right-of-way line, S 59° 42' 00" W, 216.80 feet to an existing concrete monument;

THENCE, S 35° 27' 35" E, 14.80 feet to an existing concrete monument in the northerly right-of-way line of Newsom Station Road and Interstate 40 right-of-way;

THENCE, with said northerly right-of-way line along a curve to the right having a radius of 253.00 feet and a central angle of 20° 08' 48", a distance of 133.12 feet to a point;

THENCE, with said right-of-way, S 89° 22' 51" W, 1,176.87 feet to a concrete monument;

THENCE, with said right-of-way, N 75° 05' 53" W, 1,088.26 feet to a concrete monument in the easterly right-of-way line of McCrory Lane;

THENCE, N 45° 20' 40" W, 205.70 feet to a point;

THENCE, N 17° 13' 48" W, 110.25 feet to the point of beginning.

Containing 746,960 square feet or 17.15 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. 201711140116940, Register's Office, Davidson County, Tennessee.

# 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)

