FROM: JAMES W. EDMONDSON III, SECOND SUCCESSOR TRUSTEE OF THE JAMES W. EDMONDSON, JR. REVOCABLE TRUST AGREEMENT and THE HELEN LOUISE EDMONDSON REVOCABLE TRUST AGREEMENT, U/A/D May 9, 2005

TO: ROBERT E. EDMONDSON, WILLIAM D. EDMONDSON AND JAMES W. EDMONDSON III, equal tenants in common

Bill Garrett Davidson County
Batch# 72877 DEEDQC
03/26/2018 08:54:10 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180326-0027878

SECOND SUCCESSOR TRUSTEE'S QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Edmondson, et al **8270 Hwy 100** **Nashville, TN 37221**	**Same**	**Map 155-00-0** **Parcels 111.00; 100.00 & 259.00**

This instrument prepared by:

Larry D. Craig,
Attorney at Law
P. O. Box 774
Kingston Springs, TN 37082

STATE OF TENNESSEE
COUNTY OF Cheatham

The actual consideration or value, whichever is greater, for this transaction is $0.00, in satisfaction of terms of revocable trust agreement, now terminated.

Upon information furnished by the parties and without benefit of formal title examination or title insurance and no closing thereupon.

Robert E Edmondson, Affiant

Sworn to and subscribed before me this 22 day of March, 2018.

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 7-24-2019

I, James W. Edmondson III, in my capacity as Second Successor Trustee of, "The James W. Edmondson, Jr. Revocable Trust Agreement, U/A/D May 9, 2005", and "The Helen Louise Edmondson Revocable Trust Agreement, U/A/D May 9, 2005", do hereby **quitclaim unto Robert E. Edmondson, William D. Edmondson and James W. Edmondson III, each to own an undivided one-third (1/3) interest as tenants in common**, as to the following tracts of land in conformity with the terms and provisions of the respective trust agreements as hereafter set forth, to wit:

Tract 1, Map 155-00-0, Parcel 259.00, 0 Hwy 100:

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, and being Tract No. 2 on a Boundary Survey by Ragan-Smith-Associates, Inc. by John O. Spry (R.L.S. 727), dated September 27, 1991, last revised on October 7, 1991, and being more particularly as follows:

Beginning at an Iron pin set by a cedar post at the face of a rock wall on the north boundary line of Section II, Natchez Trace Estates, as recorded in Plat Book 4675, Page 54, R.O.D.C., TN, that is North 86 deg. 32' 16" West, 691 feet from the centerline of State Route 100, being the southwest corner of the property of J. W. Edmondson, Jr., as recorded in Deed Book 2276, Page 178, R.O.D.C., Tennessee, and the southeast corner of the herein-described tract; thence,

1. With a rock wall, the north boundary line of Section II, Natchez Trace Estates, North 86 deg. 32' 16" West, 170.00 feet to an iron pin set; thence,

2. With the common line between Tracts 1 and 2 as shown on the plat of the Boundary Survey of Robert C. Reasonover Property by Ragan-Smith-Associates, Inc. dated September 27, 1991, last revised October 7, 1991, Job No. 91-113, W.O. 3768, North 4 deg. 01' 32" East, 200.92 feet to an iron pin set; thence,

3. With a fence, the south boundary line of the property of J. W. Edmondson, Jr., as recorded in Deed Book 2498, Page 355, R.O.D.C, TN, South 86 deg. 47' 50" East, 297.08 feet to a P. K. nail set; thence

4. With the West boundary line of the property of J. W. Edmondson, Jr., as recorded in Deed Book 2276, Page 178, R.O.D.C., TN, South 35 deg., 59; 22" West, 240.00 feet to the point of beginning and containing 47,005 square fee or 1.080 acres, more or less. (Given mispellings, etc. in the prior deed of record, a copy of the aforestated survey is appended hereto.)

Being the same property quitclaimed from Isham B. Bradley, Trustee, unto the James W. Edmondson, Jr. Revocable Trust, and to the Helen Louise Edmondson Revocable Trust of record in Instrument No. 20050526-0059245, Register's Office for Davidson County, Tennessee; and being the same property as originally conveyed by Mildred Ann Lineweaver, heir at law, with spouse, Robert V. Lineweaver, joining in, unto Helen Louise Edmondson and husband, James W. Edmondson, Jr., of record in Book 8489, Page 817, said Register's Office. The intestate interests of the tract of land and the adjacent Tract No. 1, per 1991 survey, of the land of Robert C. Reasonover and wife, Daisy B. Reasonover, intestate decedents, as also recited in Book 8489, Page 819, said Register's Office, and did set forth that Mildred Ann Lineweaver and Helen Louise Edmondson,were the only children and sole equal heirs at law of Reasonover, et ux. By virtue of the laws of intestate succession, the deed from Lineweaver, et ux and the inherited interest by Helen Louise Edmondson, all of which comprise the chain of title and original ownership, prior to establishing the revocable trust, as to the 1.080 tract of land, is set out above.

To further evidence the ownership interest of the decedent Reasonover, et ux tract of land in the chain of title, noted above, as inherited by Helen Louise Edmondson and Mildred Ann Lineweaver, as equal heirs at law, reference is made to that certain Affidavit of Heiship/Inheritance by Affiant, Roger C. Brown, dated February 28, 2018, of record in Instrument No. 20180326-0027877, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record, including being subject the 10' wide ingress/egress easement serving the adjacent tract of land as set forth in the deeds of record recited above, serving the Lineweaver tract of land; and that certain utility easement unto Harpeth Valley Utilities District of Davidson and Williamson Counties as described in Book 7598, Page 735, Register's Office for Davidson County, Tennessee.

This is improved property (outbuilding only) commonly known as 0 Hwy 100, Nashville, TN 37221.

Tract 2, Map 155-00-0, Parcel 100.00, 8284 Hwy 100:

Land in the 9th, formerly the 14th, Civil District of said County, described partly according to a survey made by Geo. W. Watkins, Surveyor, March 1955, as follows:

Beginning at a point in the western boundary line of the 8.25 acre tract of land conveyed to James William Edmondson, Jr. and wife, by Ida C. Boyd, by deed of record in Book 2276, Page 178, Register's Office for said County, said point being North 36 deg. East 240 feet from the southwest corner of said Edmondson property; thence with the western boundary line of said Edmondson property, North 36 deg. East 241 feet to the southeast corner of the 35.16 acre tract of land conveyed to Walter Frank Crafton, by Frank Crafton, et al, by deed of record in Book 2396, Page 382, said Register's Office; thence with the southern boundary line of said Walter Frank Crafton property; thence South 2 deg. West 200feet; thence North 87 deg. East 540 feet, more or less, to the beginning, containing 2 ½ acres, more or less.

Being the same property quitclaimed from Isham B. Bradley, Trustee, unto the James W. Edmondson, Jr. Revocable Trust, and to the Helen Louise Edmondson Revocable Trust of record in Insturment No. 20050526-0059245 Register's Office for Davidson County, Tennessee; and being the same property as originally conveyed to James W. Edmondson, Jr. and wife, Helen Louise Edmondson, from Ida C. Boyd in Book 2498, Page 355, said Register's Office.

This tract conveyance is made together with, and subject to, any and all restrictions and easements of record, and means of ingress and egress thereto from the public way serving the tract of land.

This is improved property commonly known as 8284 Hwy 100, Nashville, TN 37221.

Tract 3, Map 155-00-0, Parcel 111.00, 8270 Hwy 100:

Land in the 9th, formerly the 14th, Civil district of Davidson County, Tennessee, being Tract No. 1 on a survey made by George W. Watkins, Surveyor, February 4, 1954, described according to said survey as follows:

Beginning at a point in the center of Highway 100 or Harding Pike at the northeast corner of a part of Lot No. 6 on the map showing subdivision of J. C. Satterfield's farm as of record in Book 421, page 135, Register's Office for said County, conveyed to C. W. Kempkau by decree of chancery Court at Nashville and recorded in Book 1040, Page 473, said Register's Office; thence with the center of said Highway, North 36 deg. 30' East 451 feet to a railroad spike in the southeast corner of Tract No. 2 on said survey conveyed to Walter Frank Crafton by deed from James A. Newman, Trustee, of record in Book 2249, Page 465, said Register's Office; thence with the line between tracts Nos. 1 and 2, North 48 deg. 30' West 586.2 feet to an iron pin; thence South 36 deg. West 858 feet, more or less, to a point in the northern boundary line of the said Kempkau property; thence with said Kempkau's northern boundary line, South 87 deg. 30' East 660 feet, more or less, to the beginning, containing 8.25 acres, more or less.

Being the same property quitclaimed from Isham B. Bradley, Trustee, unto the James W. Edmondson, Jr. Revocable Trust, and to the Helen Louise Edmondson Revocable Trust of record in Instrument No. 20050526-0059245, Register's Office for Davidson County, Tennessee; and being the same property as originally conveyed unto James W. Edmondson, Jr. and wife, Helen Louise Edmondson, by deed from Ida C. Boyd of record in Book 2276, Page 178, said Register's Office.

This tract of land is subject to that certain 10' ingress and egress easement serving the tracts above and the land of Lineweaver, and is subject to the that certain agreement for dedication of easement for sewer line crossing said tract of land unto Harpeth Valley Utilities District of Davidson and Williamson Counties of record in Book 7598, Page 735, Register's Office for Davidson County, Tennessee; and any and all other restrictions and easements of record.

This is improved property commonly known as 8270 Hwy 100, Nashville, TN 37221.

As to the three tracts of land above, an Abstract of the James W. Edmondson, Jr. Revocable Trust is of record in Instrument No. 20180226-0017871, Register's Office for Davidson County, Tennessee, and an Abstract of the Helen Louise Edmondson Revocable Trust is of record in Instrument No. 20180226-0017872, said Register's Office. The revocable trust instruments were both created and established under documents dated May 9, 2005. James W. Edmondson, Jr. died on September 5, 2015, survived by his wife, Helen Louise Edmondson. Helen Louise Edmondson died on December 3, 2017. The respective trust instruments provided *inter alia* that the surviving spouse was to be the trustee to serve and carry out the terms and provisions of the trust intrument(s). Further, should the spouse not survive, James W. Edmondson III, aka James William Edmondson III, was named as Second Successor Trustee, to carry out the provisions of the trust and duly empowered to terminate the trust and to assign, transfer and convey the trust corpus, the lands above, in equal shares to James W. Edmondson III, Robert E. Edmondson and William D. Edmondson.

Witness the hand of James W. Edmondson III, in his capacity as Second Successor Trustee on this the 22nd day of March, 2018.

THE JAMES W. EDMONDSON, JR.
REVOCABLE TRUST AGREEMENT
U/A/D May 9, 2005

and

THE HELEN LOUISE EDMONDSON
REVOCABLE TRUST AGREEMENT
U/A/D May 9, 2005

BY: _____
JAMES W. EDMONDSON III, Second Successor Trustee

STATE OF TENNESSEE
COUNTY OF Cheatham

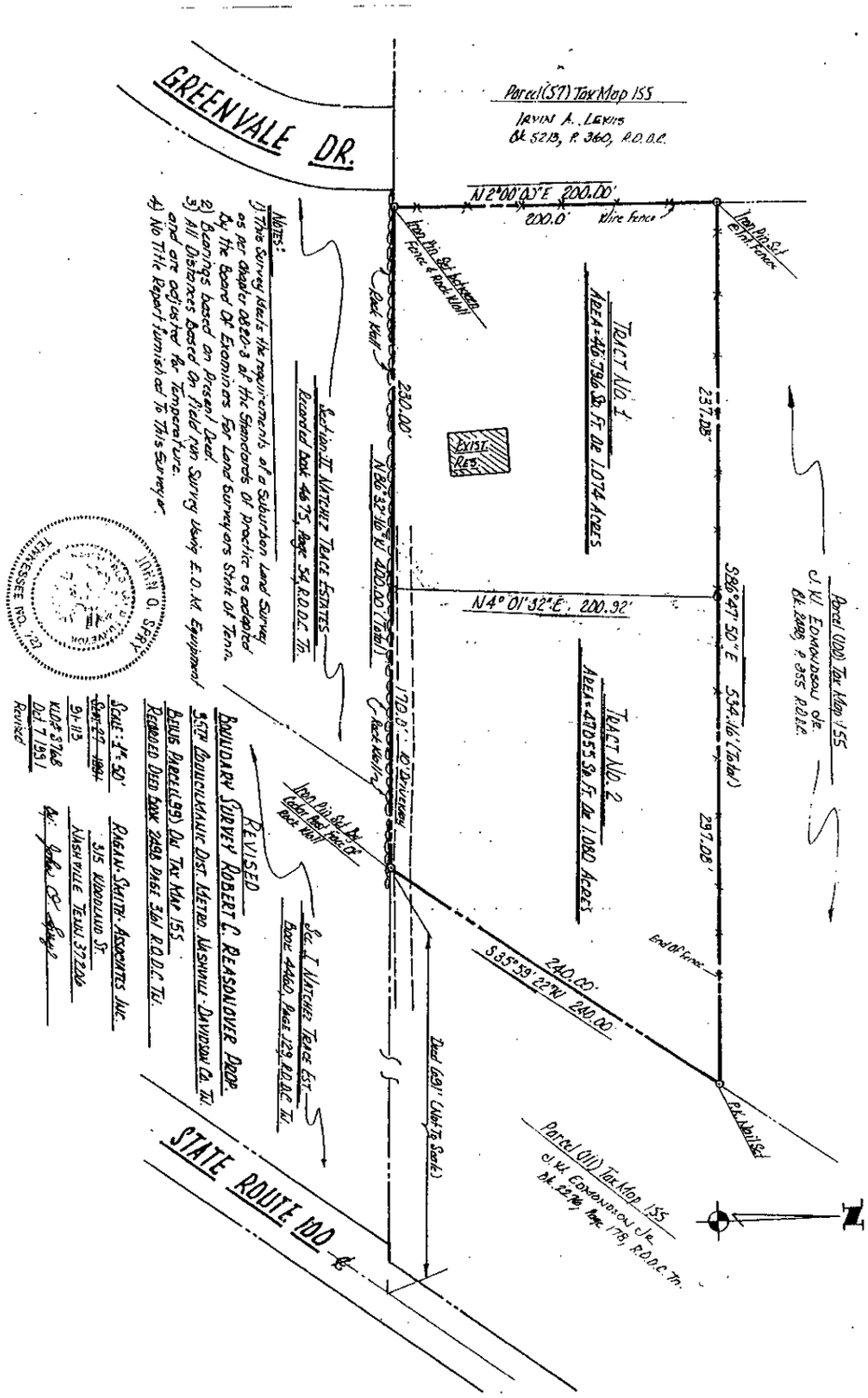
On this 22nd day of March, 2018, before me, personally appeared James W. Edmondson III, who acknowledged himself to the Second Successor Trustee of the respecitve James W. Edmondson and Helen Louise Edmondson Revocable Trusts, and that he as said Trustee, to me known or proved to me on the basis of satisfactory evidence, in his official capacity did execute the foregoing instrument, and who acknowledged the execution of same to be his free act and deed in his capacity as duly named and appointed Second Successor Trustee under the trust instruments.

Witness my hand and official seal at Kingston Springs Tennessee this 22nd day of March, 2018.

NOTARY PUBLIC

My commission expires: 7-24-2019

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY


GREENVALE DR.
Parcel (51) Tax Map 155
IRVIN A. LEWIS
Bk. 5213, P. 360, R.O.D.C.
N 2°00'00"E 200.00'
200.0'
Wire Fence
Iron Pin Set
Iron Pin Set between Fence & Rock Wall
Rock Wall
TRACT NO. 1
AREA=40,396 Sq. Ft. or 1.074 Acres
EXIST. R/W
230.00'
N 86°32'16"W 400.00' (Tie)
237.28'
S 86°47'50"E 534.46' (Tie)
N 4°01'32"E 200.92'
TRACT NO. 2
AREA=47,855 Sq. Ft. or 1.080 Acres
297.28'
End of Fence
S 35°39'22"W 240.00'
End of Wire Fence
Parcel (100) Tax Map 155
C. W. EDMONDSON, ET UX
Bk. 2809, P. 355 R.O.D.C.
Parcel (101) Tax Map 155
C. W. EDMONDSON, ET UX
Bk. 2279, Pg. 178, R.O.D.C. Tn.
Iron Pin Set (Cedar Post Found)
Rock Wall
172.0' +/- to Driveway
Rock Wall
Iron Pin Set (Cedar Post Found)
Rock Wall
Rec'd. Mtchrs. Trace Est.
Book 4460, Page 129, R.O.D.C. Tn.
Steel Log (Chert Type Stone)
STATE ROUTE 100
Notes:
1) This Survey Meets the requirements of a Suburban Land Survey as per chapter 0820-3 of the Standards of practice as adopted by the Board Of Examiners For Land Surveyors State of Tenn.
2) Bearings based on Record Deed.
3) All Distances Based On Field Run Survey Using E.D.M. Equipment and are adjusted for Temperature.
4) No Title Report Furnished or To This Surveyor.
Section II Matchett Trace Estates
Recorded Bok 4475, Page 54, R.O.D.C. Tn.
JOSEPH O. SPRY
TENNESSEE REG. 1727
REVISED
BOUNDARY SURVEY ROBERT C. REASONOVER PROP.
5674 LOUISVILLE PIKE, METRO NASHVILLE-DAVIDSON CO. TN.
LEWIS PARCEL(99) ON TAX MAP 155
RECORDED DEED BOOK 2498 PAGE 361 R.O.D.C. TN.
Scale: 1"= 50'
Date: 6-7-94
D.B. 113
KLH# 3748
Rev. 7-19-94
RAGAN-SMITH ASSOCIATES INC.
315 WOODLAND ST.
NASHVILLE TENN. 37206
By: John D. Floyd