Bill Garrett Davidson County
Batch# 121406 DEEDQC
07/27/2018 10:41:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180727-0073368

EXECUTOR'S QUITCLAIM DEED

State of Tennessee)
)
County of Warren)

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(D).

Affiant

Subscribed and sworn to before me, this the 23rd day of July, 2018.

DAVID W. MARTALA STATE OF TENNESSEE NOTARY PUBLIC WARREN COUNTY

Notary Public

My Commission Expires: 2/4/2020

(AFFIX SEAL)

This instrument prepared by:

First Community Title & Escrow, 200 East Main Street, McMinnville, TN 37110

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
Gentry B. Underhill, Jr., Trustee Couchville Pike Nashville, TN 37217	Gentry B. Underhill, Jr. 2355 South Chancery Street McMinnville, TN 37110	121 00 0 069.00

WHEREAS, AUTRY F. GIBBS, SR. died testate on December 12, 2014;

WHEREAS, the last will and testament of AUTRY F. GIBBS, SR. was admitted to Probate in the Seventh Circuit Court of Davidson County, Tennessee; and

WHEREAS, GENTRY B. UNDERHILL, JR. was named Executor in the last will and testament and was duly appointed Executor of the Estate of AUTRY F. GIBBS, SR. by the Court on October 29, 2015;

NOW, THEREFORE, the undersigned GENTRY B. UNDERHILL, JR., as Executor of the Estate of AUTRY F. GIBBS, SR., by signing this deed releases any right he has as Executor to recover this property in the event of a subsequent insolvency of the Estate and, by authority as Executor and for good and valuable consideration, the receipt of which is hereby acknowledged, quitclaims to GENTRY B. UNDERHILL, JR., the TRUSTEE OF THE FAMILY TRUST U/W OF AUTRY F. GIBBS, SR., dated October 16, 2008, his successors and assigns, all his right, title, claim and interest, in and to that certain parcel of real estate situated in Davidson County, Tennessee, and described more particularly as follows:

> Being part of Lots Nos. 1 and 2 on the Plan of A. Nulsen's Farm, of record in Book 332, Page 158, in the Register's Office for said County, and described according to a survey by Ralph W.C. Lambert, Surveyor, dated March 23, 1964, as follows:
>
> Beginning at a spike in center line of Couchville Pike and thence North 18° East 692 feet to an iron pin; thence South 71° East 97.57 feet to an iron pin; thence South 70° 51' East 192 feet to a point; thence South 16° 47' West 441.3 feet to a point; thence South 75° 32' East 73.7 feet to a point; thence South 36° 30' East 435 feet to a point; thence North 2° 45' East 1236 feet to a point; thence North 84° 30' West 1082 feet to an iron pin; thence South 7° 30' West 847 feet to an iron pin; thence South 72° East 352 feet to an iron pin; thence

South 18° West 475 feet to a spike in the center line of Couchville Pike; thence with said center line of said Pike South 71° East 50 feet to the beginning and containing 26 acres, more or less.

Included in the above description but **excluded** from this conveyance is that portion of said property conveyed to Autry F. Gibbs by Warranty Deed from American Legion Donelson Post 88, a Tennessee Corporation, of record in Book 10344, Page 721, Register's Office for Davidson County, Tennessee.

The portion of said property excluded herefrom is described according to a survey by R.L. Montoya, dated January 22, 1997, as follows: Beginning at a point in the centerline of Couchville Pike marking the southwest corner of the property conveyed to Autry F. Gibbs, as of record in Deed Book 6703, Page 679, Register's Office for Davidson County, Tennessee; thence with the westerly line of said property North 7° 29' 53" East 486 feet to the actual point of beginning for this tract; thence continuing along said westerly line, North 7° 29' 53" East 824.58 feet to an iron pipe, said pipe being the northwest corner of the American Legion Post 88 property, as evidenced in Deed Book 4283, Page 562, said Register's Office; thence with the northerly property line of the aforementioned property South 85° 33' 6" East 529.12 feet to an iron rod; thence leaving said north line and running with a new line South 18° 27' 46" West 973.63 feet to an iron rod, being the northeast corner of the Warner N. Muggler property as evidenced in Deed Book 6061, Page 598, said Register's Office; thence North 69° 38' 59" West 352 feet to the point of beginning, containing 9 acres, more or less.

Also included in the above description but **excluded** from this conveyance is a tract of property appropriated by the State of Tennessee by Consent Judgment and Final Decree of record in Instrument No. 20100520-0038904, Register's Office for Davidson County, Tennessee.

This property is subject to easements of record in Book 4283, Page 562, Instrument No. 20020708-0081614, and Instrument No. 20110420-0030504, Register's Office for Davidson County, Tennessee.

Being the property conveyed to Autry Gibbs by warranty deed from The American Legion Donelson Post 88, a Tennessee Corporation, of record in Book 10492, Page 545, Register's Office for Davidson County, Tennessee.

Autry F. Gibbs, Sr. died testate on December 12, 2014. See Case #15P1506 in the Seventh Circuit Court of Davidson County, Tennessee.

This conveyance is made "as is" with no warranties, express or implied, as to the suitability for any intended purpose.

WITNESS my hand this the 23rd day of July, 2018.

GENTRY B. UNDERHILL, JR., Executor

STATE OF TENNESSEE)
)
COUNTY OF WARREN)

Personally appeared before me, a Notary Public for the State of Tennessee, the above named GENTRY B. UNDERHILL, JR., Executor of the Estate of Autry F. Gibbs, Sr., with whom I am personally acquainted and who acknowledged that he executed this Executor's Quitclaim Deed for the purposes contained therein.

Witness my hand this the 23rd day of July, 2018.

DAVID W. MARTTALA NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC

Notary Public for the State of Tennessee

My commission expires: 2/4/2023