Davidson County DEEDQC
Recvd: 07/18/13 09:22 7 pgs
Fees:37.00 Taxes:0.00
20130718-0074180

Return To:
Chicago Title ServiceLink Division
4000 Industrial Blvd
Aliquippa, PA 15001

This Instrument prepared by:
Deeds on Demand, PC, 5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 757-321-6936
23462Return To: ServiceLink, 4000 Industrial Blvd., Aliquippa, PA 15001

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and sufficient which is hereby acknowledged by CADE A. ROBERTSON and CODY GRACE ROBERTSON formerly known as CODY GRACE SAFER, husband and wife, hereinafter referred to as "Grantor", does hereby demise, convey and forever quitclaim, unto CADE A. ROBERTSON and CODY GRACE ROBERTSON, husband and wife, as tenants by the entirety with rights of survivorship, hereinafter referred to as "Grantee", whose mailing address is 8475 Poplar Creek Road, Nashville, TN 37221, the following lands and property together with all improvements located thereon, in the County of Davidson, State of Tennessee:

All that parcel of land in Davidson County, State of Tennessee, as described in Deed Inst # 20091113-0104578, ID# 155-00-0-021-00, being known and designated as:

Tract #1
Beginning at an iron pin at the South margin of Poplar Creek Road , said pin being the North East corner of the Kenneth Green property (Deed Book 11443 Pg 814). Thence with the South margin for the next two calls; South 87 degrees 54 minutes 6 seconds East 117.57 feet to a Point. An arc with a radius of 1036.19 feet, a delta of 12 degrees 37 minutes 35 seconds, an arch length of 228.35 feet and a chord of North 86 degrees 45 minutes 23seconds East 227.88 feet to an iron pin.

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.
The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemand.com/terms-of-service.aspx), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 23896**

Thence leaving the South margin with the Elizabeth Leggett property (Deed Book 9278 Pg 569) for the next three calls; South 7 degrees 39 minutes 31 seconds West 553.79 feet to an iron pin. South 5 degrees 51 minutes 42 seconds West 184.12 feet to an iron pin. South 4 degrees 0 minutes 10 seconds West 165.27 feet to a 36" oak tree with three blazes at the fence corner.

Thence with the Robert McClan property (Deed Book 4813 Pg 272), South 7 degrees 31 minutes 54 seconds West 125.63 feet to a fence post at the end of a fence line.

Thence with the Harold Moses property (Deed Book 9587 Pg 432), North 85 degrees 2 minutes 30 seconds West 372.33 feet to an iron pin.

Thence with the James Cathey property (Deed Book 9595 Pg 693), North 4 degrees 21 minutes 1 second East 284.81 feet to an iron pin.

Thence with the Kenneth Green property (Deed Book 11443 Pg 814) for the next four calls; South 86 degrees 13 minutes 35 seconds East 124.28 feet to an iron pin. North 0 degrees 59 minutes 39 seconds West 497.47 feet to an iron pin. South 87 degrees 58 minutes 14 seconds East 73.78 feet to an iron pin. North 16 degrees 59 minutes 28 seconds West 219.65 feet to the point of Beginning and containing 7.42 acres, more or less.

TRACT #2
Beginning at the Tract #1 point of Beginning on the South margin of Poplar Creek Road, thence North 26 degrees 14 minutes 7 seconds East 55.53 feet to a point in the North margin of Poplar Creek Road, the true point of Beginning of Tract #2.

Thence North 14 degrees 42 minutes 40 seconds West 26.57 feet to an iron pin that is a common corner with the Wendy Day property (Doc # 200604060039656) and the Paul and Laura Milner property (Doc # 200907140065646).

Thence with Milner's South line South 81 degrees 41 minutes 59 seconds East 200.71 feet to an iron pin in the North margin of Poplar Creek Road.

Thence with the North margin North 89 degrees 1 minute 15 seconds West 191.89 feet to the true point of Beginning, containing 0.05 acres, more or less.

This is improved property known as 8475 Poplar Creek Road, Nashville, Tennessee 37221.

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5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.
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By fee simple deed from Cody Grace Safer, unmarried and Jason Chaffin, Trustee as set forth in Inst # 20091113-0104578 dated 11/09/2009 and recorded 11/13/2009, Davidson County Records, State of Tennessee.

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

WITNESS the following signature and seal:

_____(seal)
CADE A. ROBERTSON

STATE OF TENNESSEE
COUNTY OF Davidson to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that CADE A. ROBERTSON has acknowledged the same before me in the County and State aforesaid, on this 17 day of May, 2013.

_____
Notary Public
My Commission expires:

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 07, 2017

Recording Requested By & Return To:
Chicago Title ServiceLink Division
4000 Industrial Blvd
Aliquippa, PA 15001 26089861

_____(seal)
CODY GRACE ROBERTSON formerly known as
CODY GRACE SAFER

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.
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STATE OF TENNESSEE
COUNTY OF Davidson to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that CODY GRACE ROBERTSON formerly known as CODY GRACE SAFER has acknowledged the same before me in the County and State aforesaid, on this 17 day of May, 2013.

Notary Public
My Commission expires:

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 07, 2017

VALUATION AFFIDAVIT

I/We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Subscribed and sworn to before me this 17 day of May, 2013

Notary Public
Commission expires:

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 07, 2017

Grantor Name, Address
Cade A. Robertson and Cody Grace Robertson
8475 Poplar Creek Road, Nashville, TN 37221

Send tax statements to:
Grantee Name, Address
Cade A. Robertson and Cody Grace Robertson
8475 Poplar Creek Road, Nashville, TN 37221

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.
The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemand.com/terms-of-service.aspx), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 23896**

Commitment No.: 25636024

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF **DAVIDSON**, STATE OF **TENNESSEE** AND IS DESCRIBED AS FOLLOWS:

ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS DESCRIBED IN DEED INST # 20091113-0104578, ID# 155-00-0-021-00, BEING KNOWN AND DESIGNATED AS:

TRACT #1
BEGINNING AT AN IRON PIN AT THE SOUTH MARGIN OF POPLAR CREEK ROAD , SAID PIN BEING THE NORTH EAST CORNER OF THE KENNETH GREEN PROPERTY (DB 11443 PG 814).
THENCE WITH THE SOUTH MARGIN FOR THE NEXT TWO CALLS;
SOUTH 87 DEGREES 54 MINUTES 6 SECONDS EAST 117.57 FEET TO A POINT.
AN ARC WITH A RADIUS OF 1036.19 FEET, A DELTA OF 12 DEGREES 37 MINUTES 35 SECONDS, AN ARCH LENGTH OF 228.35 FEET AND A CHORD OF NORTH 86 DEGREES 45 MINUTES 23 SECONDS EAST 227.88 FEET TO AN IRON PIN.

THENCE LEAVING THE SOUTH MARGIN WITH THE ELIZABETH LEGGETT PROPERTY (DB 9278 PG 569) FOR THE NEXT THREE CALLS;
SOUTH 7 DEGREES 39 MINUTES 31 SECONDS WEST 553.79 FEET TO AN IRON PIN.
SOUTH 5 DEGREES 51 MINUTES 42 SECONDS WEST 184.12 FEET TO AN IRON PIN.
SOUTH 4 DEGREES 0 MINUTES 10 SECONDS WEST 165.27 FEET TO A 36" OAK TREE WITH THREE BLAZES AT THE FENCE CORNER.

THENCE WITH THE ROBERT MCCLAN PROPERTY (DB 4813 PG 272), SOUTH 7 DEGREES 31 MINUTES 54 SECONDS WEST 125.63 FEET TO A FENCE POST AT THE END OF A FENCE LINE.

THENCE WITH THE HAROLD MOSES PROPERTY (DB 9587 PG 432), NORTH 85 DEGREES 2 MINUTES 30 SECONDS WEST 372.33 FEET TO AN IRON PIN.

THENCE WITH THE JAMES CATHEY PROPERTY (DB 9595 PG 693), NORTH 4 DEGREES 21 MINUTES 1 SECOND EAST 284.81 FEET TO AN IRON PIN.

THENCE WITH THE KENNETH GREEN PROPERTY (DB 11443 PG 814) FOR THE NEXT FOUR CALLS;
SOUTH 86 DEGREES 13 MINUTES 35 SECONDS EAST 124.28 FEET TO AN IRON PIN.
NORTH 0 DEGREES 59 MINUTES 39 SECONDS WEST 497.47 FEET TO AN IRON PIN.
SOUTH 87 DEGREES 58 MINUTES 14 SECONDS EAST 73.78 FEET TO AN IRON PIN.
NORTH 16 DEGREES 59 MINUTES 28 SECONDS WEST 219.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.42 ACRES, MORE OR LESS.

TRACT #2
BEGINNING AT THE TRACT #1 POINT OF BEGINNING ON THE SOUTH MARGIN OF POPLAR CREEK ROAD, THENCE NORTH 26 DEGREES 14 MINUTES 7 SECONDS EAST 55.53 FEET TO A POINT IN THE NORTH MARGIN OF POPLAR CREEK ROAD, THE TRUE POINT OF BEGINNING OF TRACT #2.

THENCE NORTH 14 DEGREES 42 MINUTES 40 SECONDS WEST 26.57 FEET TO AN IRON PIN THAT IS A COMMON CORNER WITH THE WENDY DAY PROPERTY (DOC # 200604060039656) AND THE PAUL AND LAURA MILNER PROPERTY (DOC # 200907140065646).

THENCE WITH MILNER'S SOUTH LINE SOUTH 81 DEGREES 41 MINUTES 59 SECONDS EAST 200.71 FEET TO AN IRON PIN IN THE NORTH MARGIN OF POPLAR CREEK ROAD.

THENCE WITH THE NORTH MARGIN NORTH 89 DEGREES 1 MINUTE 15 SECONDS WEST 191.89 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 0.05 ACRES, MORE OR LESS.

THIS IS IMPROVED PROPERTY KNOWN AS 8475 POPLAR CREEK ROAD, NASHVILLE, TENNESSEE 37221.

BEING THE SAME PROPERTY CONVEYED TO CODY GRACE SAFER, UNMARRIED AND CADE A. ROBERTSON, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY FEE SIMPLE DEED FROM CODY GRACE SAFER, UNMARRIED AND JASON CHAFFIN, TRUSTEE AS SET FORTH IN INST # 20091113-0104578 DATED 11/09/2009 AND RECORDED 11/13/2009, DAVIDSON COUNTY RECORDS, STATE OF TENNESSEE.

True Copy Certification

I, Kara Crees, do hereby make oath that I am a licensed attorney and/or 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 orginal document executed and authenticated according to law.

Kara Crees
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Kara Crees who acknowledge that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-27-2014
Notary Seal (If on Paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries