8175 Old Springfield Highway

Prepared by:
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BILL GARRETT, Davidson County
Trans:T20140014232 DEEDQC
Recvd: 02/28/14 15:17 4 pgs
Fees:22.00 Taxes:0.00
20140228-0017520

QUITCLAIM DEED

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**PARCEL ID.:**
Joel Stanley Birdwell Living Trust		**01200018700**
Joel Stanley Birdwell, Trustee	**(SAME)**	**Map/Parcels:**
P. O. Box 1900		**12-187 10D 52224**
Tullahoma, TN 37388		**12-3 10D 18125**

FOR AND IN CONSIDERATION of One Dollar ($1), the receipt of which is hereby acknowledged, PHILLIP W. PATRICK and JOEL STANLEY BIRDWELL (hereinafter referred to as "Grantor"), by these presents, do hereby quitclaim and convey unto JOEL STANLEY BIRDWELL, TRUSTEE, or his successors in interest of the JOEL STANLEY BIRDWELL LIVING TRUST, dated November 11, 2008, and any amendments thereto, with full power to mortgage, sell, encumber, restrict and convey all of his right, title and interest in and to the following described property located in the 10th Civil District of Davidson County, Tennessee:

Please see Exhibit A attached hereto

The legal description stated above has been taken from the prior Quitclaim Deed conveying the interest in said property to Grantor. This transfer is by quitclaim and Grantor makes no warranties about the title.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 21st day of February, 2014.

Phillip W. Patrick

Phillip W. Patrick, Grantor

Joel Stanley Birdwell

Joel Stanley Birdwell, Grantor

STATE OF TENNESSEE)
COUNTY OF FRANKLIN)

Personally appeared before me, Jonathan Nease, a Notary Public of this County, PHILLIP W. PATRICK, 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 for the purposes therein contained.

WITNESS MY HAND, at office, this 21st day of FEBRUARY, 2014.

JONATHAN E. NEASE STATE OF TENNESSEE NOTARY PUBLIC FRANKLIN COUNTY

Jonathan Nease

Notary Public
My Commission Expires: 1-23-2016

STATE OF TENNESSEE)
COUNTY OF TN)

Personally appeared before me, JONATHAN NEASE, a Notary Public of this County, JOEL STANLEY BIRDWELL, 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 for the purposes therein contained.

WITNESS MY HAND, at office, this 21st day of FEBRUARY, 2014.

JONATHAN E. NEASE STATE OF TENNESSEE NOTARY PUBLIC FRANKLIN COUNTY

Jonathan Nease

Notary Public
My Commission Expires: 1-23-16

THIS CONVEYANCE IS EXEMPT FROM TENNESSEE RECORDATION TAX PURSUANT TO TENNESSEE CODE ANNOTATED, SECTION 67-4-409(a)(3)(F).

Exhibit A
Legal Description for land commonly known as 8175 Old Springfield Highway, Goodlettsville, TN 37072

Tract 1:

Land situated in the 10th Civil District of Davidson County, Tennessee, and described as follows:

BEING Tract No. 1 as shown on a plat of Filson Property and more particularly described according to a survey by Michael P. Green, Surveyor 973, dated. October 17, 1986, as follows:

BEGINNING at an iron pin comer to H. W. Everett on westerly side of Old Springfield Road; thence following said Road North 22 deg. 17 min. West 117.3 feet to a utility pole; thence North 21 deg. 41 min. West 489.85 feet to an iron pin and corner to Tract No. 2; thence South 67 deg. 35 min. West 678.5 feet to a metal fence post; thence South 17 deg. 25 min. East 541 feet to an iron pin set 1.0 feet North of 11 inch cedar; thence North 74 deg. 12 min. East 593.7 feet to an iron pin; thence North 67 deg. 11 min. East 129.0 feet to the point of beginning, containing 9.38 acres, more or less.

Included in the above description and included in this conveyance is the following description.

Land situated in the 10th Civil District of Davidson County, Tennessee, being Lot No. 1 of the Lori D. Atchley Lot of record in Plat Book 8250, Page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Phillip W. Patrick and Joel Stanley Birdwell, by Quitclaim Deed from William Bailey Vaughn, Trustee, dated November 10, 1998 and filed of record on November 16, 1998, in Book 11206, Page 342, Register's Office for Davidson County, Tennessee.

This is improved property known as 8175 Old Springfield Highway, Goodlettsville, Tennessee 37072.