8181 Old Springfield Highway

Prepared by:
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BILL GARRETT, Davidson County
Trans:T20140014232 DEEDQC
Recvd: 02/28/14 15:18 4 pgs
Fees:22.00 Taxes:0.00
20140228-0017521

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	PARCEL ID.:
Phillip W. Patrick Living Trust		**01200015600**
Phillip W. Patrick, Trustee	**(SAME)**	**Map/Parcel:**
P. O. Box 1900		**Map 12**
Tullahoma, TN 37388		**Parcel 156**

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 PHILLIP W. PATRICK, TRUSTEE, or his successors in interest of the PHILLIP W. PATRICK 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 FRANKLIN)

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: 1-23-2016

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 8181 Old Springfield Highway, Goodlettsville, TN 37072

Land in the 10th avil District of Davidson County, Tennessee, and described as follows: Being Tract No. 2 as shown on Plat of Filson Property and more particularly described according to a survey by Michael P. Greene, Surveyor No. 963, dated October 17, 1986 as follows:

BEGINNING at an iron pin, corner of Tract No. 1 on the westerly side of Old Springfield Road; thence S 67 deg. 35' W 678.5 feet to a metal fence post; thence S 17 deg. 25' E 541.8 feet to H. W. Everett Property; thence S 74 deg. 12' W 61.0 feet to an iron pin; thence with a fence S 34 deg. 05' W 254.4 feet to a fence; thence N 58 deg. 48' W 840.7 feet to an iron pin; thence N 58 deg. 26' W 88 feet to an iron pin; thence with the line between tracts 2 and 3, N 67 deg. 35' E 1550.5 feet to an iron pin; thence S 21 deg. 41' E 75.1 feet to the beginning, containing 10.42 acres, more or less.

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 340, Register's Office for Davidson County, Tennessee.

This is improved property known as 8181 Old Springfield Highway, Goodlettsville, Tennessee 37072.