This Instrument Prepared By:
Kevin D. Montgomery
HARDEMAN & MONTGOMERY
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20140026554 DEEDQC
Recvd: 04/21/14 10:11 3 pgs
Fees:17.00 Taxes:0.00
20140421-0032739

STATE OF Tennessee
COUNTY OF Davidson
The actual consideration for this transfer is $ZERO.

× Jehu M. Ward
Affiant

Sworn to and subscribed before me this 11th day of March, 2014.

Notary Public

My Commission Expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCELS:
JEHU M. WARD, Trustee 7345 Bidwell Road Joelton, TN 37080	SAME	P/O 14-103

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **JEHU MICHAEL WARD AND WIFE, MERLIN WATKINS WARD**, HEREINAFTER CALLED THE GRANTORS, DO TRANSFER, CONVEY AND QUIT CLAIM UNTO **JEHU M. WARD, TRUSTEE OF THE JEHU MICHAEL WARD AND MERLIN WATKINS WARD LIVING TRUST UNDER AGREEMNT DATED MARCH 11, 2014** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT A WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN FOR LEGAL DESCRIPTIONS

JEHU MICHAEL WARD AND WIFE, MERLIN WATKINS WARD ARE ALSO KNOWN AS JEHU M. WARD AND MERLIN W. WARD

This conveyance is subject to all matters of record that may affect the property

IN WITNESS WHEREOF, We have hereunto set our hand on this the 11th day of March, 2014.

× Jehu Michael Ward
JEHU MICHAEL WARD

× Merlin Watkins Ward
MERLIN WATKINS WARD

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, of said county, JEHU MICHAEL WARD AND MERLIN WATKINS WARD, the within named bargainors, with whom I am personally acquainted and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 11th day of March, 2014.

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV 3, 2015

EXHIBIT A

PORTION OF 7345 BIDWELL ROAD
JOELTON, TN.

TRACT 3

BEING A TRACT OF LAND SITUATED IN JOELTON, DAVIDSON COUNTY, TENNESSEE, SAID TRACT BEING A PORTION OF TAX MAP 14, PARCEL 103 IN DEED BOOK 4022, PAGE 411 AS OF RECORD IN REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE.

COMMENCING FROM AN IRON PIN OLD BEING SITUATED IN THE WESTERLY RIGHT OF WAY OF BIDWELL ROAD, SAID PIN BEING APPROXIMATELY 2500 FEET NORTH OF INTERSTATE 24 AND SAID PIN BEING A CORNER COMMON WITH THE RACHEL BLACKWELL PROPERTY AS OF RECORD IN INSTRUMENT NO, 200201070002172, R.O.D.C., TN.;

THENCE, WITH THE SAID RIGHT OF WAY OF BIDWELL ROAD, NORTH 30 DEG 55 MIN 17 SEC WEST, 299.73 FEET TO AN IRON PIN OLD;

THENCE, CONTINUING WITH THE SAID RIGHT OF WAY, NORTH 30 DEG 59 MIN 12 SEC WEST, 149.63 FEET TO AN IRON PIPE OLD, SAID PIPE BEING A CORNER COMMON WITH THE MIGUEL R. RUIZ-AVILES PROPERTY AS OF RECORD IN PLAT BOOK 9700, PAGE 378, R.O.D.C., TN., SAID PIN ALSO BEING THE POINT OF BEGINNING:

THENCE, WITH THE SAID RUIZ-AVILES PROPERTY, SOUTH 59 DEG 09 MIN 19 SEC WEST, 347.22 FEET TO AN IRON PIN NEW;

THENCE, LEAVING THE SAID RUIZ-AVILES PROPERTY AND WITH A SEVERANCE LINE, NORTH 25 DEG 21 MIN 58 SEC WEST, 150.58 FEET TO AN IRON PIN NEW, SAID PIN BEING SITUATED IN THE SOUTHERLY LINE OF THE MELINDA W. PERRICONE PROPERTY AS OF RECORD IN DEED BOOK 9228, PAGE 930, R.O.D.C., TN.;

THENCE, WITH THE SAID PERRICONE PROPERTY, NORTH 59 DEG 07 MIN 17 SEC EAST, 332.73 FEET TO AN IRON PIN OLD SITUATED IN THE WESTERLY RIGHT OF WAY OF SAID BIDWELL ROAD;

THENCE, WITH THE SAID RIGHT OF WAY, SOUTH 30 DEG 53 MIN 10 SEC EAST, 150.09 FEET TO THE POINT OF BEGINNNG.

CONTAINING: 50,991 SQUARE FEET OR 1.171 ACRES, MORE OR LESS.

Being a portion of the property conveyed to Jehu Michael Ward and wife, Merlin W. Ward and Samual Raymond Neal and Helen W. Neal by deed of record in Book 3933, Page 459, Register's Office for Davidson County, Tennessee. Samual Raymond Neal and Helen W. Neal conveyed their interest in said property to Jehu Michael Ward and wife, Merlin W. Ward by deed of record in Book 4022, Page 411 said Register's Office.