BILL GARRETT, Davidson County
Trans:T20140051637 DEEDQC
Recvd: 07/17/14 15:53 3 pgs
Fees:22.00 Taxes:0.00
20140717-0063534

This instrument prepared by:
MICHAEL J. PHILBIN, P.C.
2021 Richard Jones Road, Suite 220
Nashville, TN 37215-2860

QUITCLAIM DEED

FROM:	)	FROM:
	)	
Roscoe D. Alvey aka Rocky Alvey	)	Michael J. Philbin, Trustee
	)	
	)	
TO: Michael J. Philbin, Trustee	)	TO: Roscoe D. Alvey aka Rocky Alvey and Lynn Davidson Maddox

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Roscoe D. Alvey aka Rocky Alvey And Lynn Davidson Maddox 4505 Little Marrowbone Road Ashland City, TN 37015	NEW OWNER	03700003300

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and for the express purpose of creating a fee simple estate in Roscoe D. Alvey aka Rocky Alvey and Lynn Davidson Maddox as tenants in common with right of survivorship, I, Roscoe D. Alvey aka Rocky Alvey, hereby convey, remise, release and quitclaim all of my interest unto Michael J. Philbin, Trustee, his successors and assigns, the following described tract of land in Davidson County, Tennessee:

Land in the 14th, formerly 24th Civil District of Davidson County, Tennessee, as follows:

Beginning at the center of Little Marrowbone Creek at a stake by a walnut tree, being the southeast corner of the Kelley Property; thence south 16° 30' east 260.5 feet to an eight inch cedar; thence north 70° 20' east 987 feet to a stake; thence south 18° 00' east 375 feet to a stake; thence with John Williams and Wilkinson's eastern boundary line, south 0° 30' west 1113.75 feet to a stake; thence with said Wilkinson's northerly boundary line, south 89° 30' west 511.5 feet to a stake in the center of a branch; thence with the center of said branch, northwestwardly 1145.1 feet to a stake; thence north 87° 00' west 198 feet to a stake thence north 70° 00' west 264 feet to a stake in the center of Little Marrowbone Creek; thence with the center of said creek, north 45° east 66 feet, north 67° 30' east 198 feet, and north 60° east 273.9 feet; continuing with the center of said creek, easterly 295 feet more or less to the point of beginning, containing 26.17 acres more or less, and also an easement for roadway purposes across the property formerly known as Birt Gilbert Kelley and wife, property, which easement was created in an instrument from the said Kelley and wife, to the said Joseph Goss and wife, as of record in Book 2491, page 175; which easement is referred to in said instrument as follows:

The property upon which said easement or right of way is hereby granted is described as follows:

The land in the 14th, formerly 24th Civil District of Davidson County, Tennessee, deeded to Birt Gilbert Kelley and wife, Kattie E. Kelley, by deed from J.A. Winters and Annie Laura Writers, as of record in Book 1272, page 268, Register's Office for said County, and more fully described therein; said property adjoining on its southwesterly margin of the property of said Joseph Goss and wife, Sidona Goss, which property of said Joseph Goss and wife was deeded to them by D.B. True and wife, in Book 1675, page 76, Register's Office, and more fully described therein. Which easement on said parcel of land is more fully described and delineated on a survey made by George W. Watkins, Surveyor, January 9, 1956, annexed hereto and shown on said survey as follows:

BEGINNING at a point in the center of Little Marrowbone Road on the southwesterly margin of the Birt Gilbert Kelley and wife, Kattie B. Kelley, tract; said point being south 16° 30' east 70 feet from a point on Gold Road, and continuing from said point to the center of Little Marrowbone Road, north 85° 30' east 170 feet to a point in the center of Little Marrowbone Road; thence from said point, south 12° east 65 feet to a point in the center of Little Marrowbone Creek, and being 14 feet wide along said 65 foot line from the center of Little Marrowbone Creek to the center of Little Marrowbone Road, as described above.

Being the same property conveyed to Rosco D. Alvey aka Rocky Alvey, by deed from Terri Lynn Mundie, an unmarried woman, dated July 29, 2013 and filed for record on August 5, 2013, in Instrument No. 20130805-0081832, Register's Office for Davidson County, Tennessee, said deed having been corrected by Scrivener's Affidavit of record in Instrument No. 20131021-0109700 to correct vesting to Roscoe D. Alvey aka Rocky Alvey, unmarried.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

And now, I, the said Michael J. Philbin, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey, remise, release and forever quitclaim unto Roscoe D. Alvey aka Rocky Alvey and Lynn Davidson Maddox as tenants in common with right of survivorship, their heirs and assigns, the same property hereinabove described to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS my hands this 11 day of July, 2014

Roscoe D Alvey aka Rocky Alvey
Roscoe D. Alvey aka Rocky Alvey

Trustee
Michael J. Philbin, Trustee

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named Michael J. Philbin, the 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 and official seal at Nashville, Tennessee, this 11th day of July, 2014.

Jill Connors
Notary Public

6-21-16
Commission Expiration Date

Jill Connors
Printed Name of Notary

JILL CONNORS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JUNE 21, 2016

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named Roscoe D. Alvey aka Rocky Alvey, the 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 and official seal at Nashville, Tennessee, this 11th day of July, 2014.

Notary Public

7-6-15
Commission Expiration Date

Printed Name of Notary

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

The actual consideration or value, whichever is greater, for this transfer is $ - 0 -

Affiant

Subscribed and sworn to before me, this 11th day of July, 2014.

Notary Public

7-6-15
Commission Expiration Date

Printed Name of Notary

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015