Prepared By:
Waterford Law Group, PLLC
2550 Meridian Blvd., Ste. 350
Franklin, Tennessee 37067
(615)373-2500

BILL GARRETT, Davidson County
Trans:T20140055294 DEEDQC
Recvd: 07/30/14 14:19 4 pgs
Fees:22.00 Taxes:0.00
20140730-0067998

QUITCLAIM DEED

Address New Owner {s}
Paul Arnold Baggett
2683 Tinnin Road
Goodlettsville, TN 37072

Send Tax Bills To
same

Map-Parcel
Map 135
Parcels 043.04, 043.07, 43.07-1 &
P/O 02-00; Parcel 073.00

Based on information provided by Paul Arnold Baggett and Abbie Gail Baggett.
No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

FOR AND IN CONSIDERATION of One dollar {1.00}, cash in hand paid, the receipt of which is hereby acknowledged, **Paul Arnold Baggett and Abbie Gail Baggett, husband and wife** by these presents does hereby quitclaim and convey unto **Paul Arnold Baggett and Abbie Gail Baggett, Trustees, or their successors in interest, of the Paul Arnold Baggett and Abbie Gail Baggett Revocable Living Trust dated November 14, 2013 and any amendments thereto**, its heirs and assigns, all their right, title and interest in and to the following described tract or parcel of land:

A certain tract or parcel of land situated in the 12th Civil District of Robertson County, Tennessee, and in the 10th Civil District of Davidson County, Tennessee, described more particularly on EXHIBIT A, which is attached hereto and made a part hereof by this reference.

This is improved property known as 6751 Tinnin Road, Goodlettsville, TN 37072.

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

Witness their hands this 17th day of March, 2014, having caused their names to be signed hereto on said day and date.

Paul A Baggett
Paul Arnold Baggett
Abbie Gail Baggett
Abbie Gail Baggett

Frankie Fletcher, Register
Robertson County Tennessee

Rec #:	236043	Instrument #:	277818
Rec'd:	20.00	Recorded	
State:	0.00	7/25/2014 at	10:10 AM
Clerk:	0.00	in Record Book	
Other:	2.00		1578
Total:	22.00	Pgs	677-680

STATE OF TENNESSEE
COUNTY OF Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Paul Arnold Baggett** the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville Tennessee this second day of March, 2014.

Tonya E. Wooden
NOTARY PUBLIC

TONYA E. WOODEN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 09/20/2015

MY COMMISSION EXPIRES: 9/20/2015

STATE OF TENNESSEE
COUNTY OF Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Abbie Gail Baggett** the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville Tennessee this second day of March, 2014.

Tonya E. Wooden
NOTARY PUBLIC

TONYA E. WOODEN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 09/20/2015

MY COMMISSION EXPIRES: 9/20/2015

STATE OF TENNESSEE
COUNTY OF Robertson

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $0.

Paul A. Baggett
Paul Arnold Baggett

Subscribed and sworn to before me this second day of March, 2014.

Tonya E. Wooden
NOTARY PUBLIC

TONYA E. WOODEN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 09/20/2015

My commission expires: 9/20/2015

EXHIBIT "A", Legal Description

A certain tract or parcel of land situate in the 12th Civil District of Robertson County, Tennessee, and in the 10th Civil District of Davidson County, Tennesse, described more particularly as follows, to-wit:

Beginning at an iron spike in the center of Tinnon Road, the Northeast corner of Mrs. W. A. Jones; thence with the line of said Jones as follows: South 2 deg. 30' East 457 feet to an iron pin; thence North 88 deg. West 357 feet to an iron pin; thence North 2 deg. 45' East 480 feet to a spike in the center of Tinnon Road, corner to Weesner and the Northeast corner of an unnamed fifty foot proposed road; thence with center of said Tinnon Road South 89 deg. West 50 feet to an iron spike, corner to Kelly and the Northwest corner of an unnamed fifty foot proposed road; thence with line of Kelly and Murphree South 2 deg. 45' West 1328 feet to an iron spike, corner to Murphree and Fisher Adams; thence with line of Adams South 87 deg. East 626 feet to a stake; thence North 7 deg. 30'East 394 feet to a stake; thence North 86 deg. 30' East 75.9 feet to a stake; thence South 62 deg. East 172.2 feet to a stake; thence South 57 deg. East 288.9 feet to a stake; thence North 78 deg. East 339/9 feet to a stake in line of Robert Mayes; thence with line of said Mayes as follows: North 7 deg. East 41.2 feet to a stone; thence with fence line North 1 deg. 15' East 509 feet to an iron pin, a corner with former land of W. A. Jones; thence with line of former land of Jones as follows: South 85 deg. West 188 feet, West 130 feet, North 71 deg. 30' West 134 feet, North 52 deg. 30' West 272 feet and North 2 deg. 30' East 224 feet to a point in center of Tinnon Road; thence with center of said road as follows: North 82 deg. West 100 feet, North 70 deg. 40' West 100 feet and North 61 deg. 30' West 195.1 feet to the beginning as per the survey of F. E. Head, Tennessee No. 656, dated April 14, 1975. SPECIFICALLY included in this description and is a part of this conveyance is the tract of land in Davidson and Robertson County, Tennessee, BEING Lot No. 1 on the Final Plat of a portion of the James H. George Property, of record in Deed Book 316, pages 701 and 702, and Deed Book 317, pages 5 and 6, Register's Office for Robertson County, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Paul A. Baggett and wife, Abbie Baggett by deed from James J. George and wife, Faith S. George of record in Book 42, page 53, Register's Office for Robertson County, Tennessee, and instrument number 20041123-0140494, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED TRACTS OF LAND:

I:
A certain tract of land located in Robertson County, Tennessee, conveyed to Paul A. Baggett and wife, Abbie Gail Baggett, by Quitclaim Deed from James H. George and wife, Faith S. George, of record in Book 275, page 92, Register's Office for Robertson County, Tennessee, and described as follows:

Beginning at an iron pin in the easterly margin of a fifty foot unnamed proposed road, said point being South 2 deg. 45' West 1129 feet from the center of Tinnon Road; thence continuing South 2 deg. 45' West 200.0 feet; thence South 87 deg. 00' East 576.0 feet; thence North 7 deg. 30' East 250.0 feet; thence South 88 deg. 17' West 598.50 feet to the point of beginning, containing 3.01 acres, more or less.

Together with a non-exclusive right of way for purposes of ingress and egress to said premises on, over, and across the following described tract of land situated in the County of Robertson and State of Tennessee, described as follows:

Beginning at a spike in the Center of Tinnon Road, a corner To Weesner and the northeast corner of an unnamed 50 foot proposed road; thence with center of Tinnon Road South 89 degrees 00' West 50.0 feet to an iron spike, corner to Kelly and the northwest corner of an unnamed 50 foot proposed road; thence with the line of Kelly and George South 2 degrees 45' West 1,328.0 feet to an iron spike; thence South 87 degrees 00' East 50.0 feet to a point; thence North 2 degrees 45' East 1,329.9 feet to the point of beginning, containing

1.52 acres, more or less.

II:
A certain tract or parcel of land located in Robertson County, Tennessee, described according to a survey dated August 25, 1987 by Donald W. Fortner, Registered Land Surveyor, No. 1072, conveyed to Paul A. Baggett and wife, Abbie Baggett, by Warranty Deed from James H. George and wife, Faith s. George, of record in Book 199, page 845, Register's Office for Robertson County, Tennessee, and described as follows:

Beginning at an iron pin in the westerly margin of a 50 foot unnamed road, said point being South 2 degrees 45' West 947.50 feet from the center of Tinnon Road; thence, continuing South 2 degrees 45' West 380.50 feet to an iron pin; thence, South 87 degrees 00' East 50.00 feet to an iron pin in the line of the property conveyed to Paul A. Baggett et ux, by deed of record in Book 275, Page 92, Register's Office for Robertson County, Tennessee; thence with the line of Baggett North 2 degrees 45' East 200.00 feet to a point; thence, continuing with the line of Baggett North 88 degrees 17' East 598.50 feet to a point in the line of the Fisher property; thence with the line of Fisher North 7 degrees 30' East 144.00 feet to a point; thence, South 87 degrees 56' West 364.95 feet to a point; thence, North 83 degrees 07' West 294.92 feet to the point of beginning, containing 2.49 acres, more or less.

Grantors further convey to the Grantees a nonexclusive, perpetual right of way and easement for purposes of ingress and egress to the property hereinabove described, over and across the following described tract of land, situated in the County of Robertson and State of Tennessee, described as follows, to wit:

Beginning at a spike in the Center of Tinnon Road, a corner To Weesner and the northeast corner of an unnamed 50 foot proposed road; thence with center of Tinnon Road South 89 degrees 00' West 50.0 feet to an iron spike, corner to Kelly and the northwest corner of an unnamed 50 foot proposed road; thence with the line of Kelly and George South 2 degrees 45' West 1,328.0 feet to an iron spike; thence South 87 degrees 00' East 50.0 feet to a point; thence North 2 degrees 45' East 1,329.9 feet to the point of beginning, containing 1.52 acres, more or less.

III:
Land in the Tenth Civil District of Davidson County, Tennessee, conveyed to Charles McGaw and wife, Thelma McGaw by Warranty Deed from James H. George and wife, Faith S. George, of record at Instrument No. 20040818-0099808, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point being the northwest corner of a tract owned by Charlie McGaw and wife Thelma R. McGaw as of record in deed book 8985, page 991, Register's Office for Davidson County, Tennessee and being the northeast corner point of a tract owned by James George as of record in deed book 4969, page 365, Register's Office for Davidson County, Tennessee; Thence with McGaw for the next three calls, S 02-30-00 W, 224.00' to an iron pipe; Thence S 52-30-00 E, 275.38' to an iron pin; Thence S 71-12-33 E, 136.01' to an iron pin; Thence with a new line, N 82-30-00 W, 411.86' to a new line; Thence N 02-30-00 E, 385.61' to a point in Tinnin Road; Thence with Tinnin Road S 85-08-19 E, 55.00' to the point of beginning containing 4,3560 square feet or 1.000 acre more or less as per a survey by C & K Surveying dated August 2, 2004.