THIS INSTRUMENT PREPARED BY:
Lisa Littleton Holley, Attorney At Law
412 West College Street
Dickson, TN 37055
(llh144201-144202)

BILL GARRETT, Davidson County
Trans:T20140060842 DEEDQC
Recvd: 08/18/14 13:48 2 pgs
Fees:12.00 Taxes:0.00
20140818-0074679

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **Bruce Peery, III** for and in consideration of One and 00/100 ($1.00) Dollar does hereby remise and release, quitclaim and convey an undivided one-half (1/2) interest to **Jason Epley** in the following described real estate located in Davidson County, State of Tennessee and being more fully described as follows:

THREE TRACTS OF LAND IN DAVIDSON COUNTY, TENNESSEE, described as follows:

TRACT NO. I: BEGINNING at a planted stone on the north side of Hester and Beasley Road; thence North 27 112 deg. West 23 poles to a stake; thence South 52 deg. West 8 poles to a stake; thence South 27 1/2 deg. East 23 poles to the Hester and Beasley Road; thence North 52 deg. East 8 poles to the point of beginning, containing 1.15 acres, more or less.

TRACT NO. II: BEGINNING at a stake in the centerline of Hester Beasley Road at W. J. McNeil's northwest corner; thence with Hester Beasley Road, North 52 deg. West 7 poles to a stake; thence South 27 1/2 deg. West 23 poles and crossing the hollow to a stake on hillside; thence South 52 deg. East 7 poles to W. J. McNeil's southwest corner, thence with said W. J. McNeil's north boundary line, North 27 1/2 deg, East 23 poles to the beginning, containing 1 acre, more or less.

TOGETHER WITH AN EASEMENT FOR SEWAGE DISPOSAL AND FUTURE REPAIR PURPOSES ACROSS TRACTS NOS. I AND III herein described as set out in Dedication of Easement of record in Book 7336, Page 709, said Registers Office.

TRACT NO. III: BEGINNING at a point on the North side of Hester Beasley Road, said point being South 52 deg. West 8 poles from the original southeast corner of the John A. McNeal property; thence North 27 1/2 deg. West along the property line of J. A. McNeal and W. J. McNeal, 23 poles to a point; thence South 52 deg. West 6 poles to a point; thence South 27 1/2 deg. East 23 poles to a point in the north margin of Hester Beasley Road; thence North 52 deg, East 6 poles to the point of beginning and containing approximately 1.1 acre, more or less.

TOGETHER WITH AN EASEMENT FOR SEWAGE DISPOSAL AND FUTURE REPAIR PURPOSES ACROSS TRACTS NOS. I AND III herein described as set out in Dedication of Easement of record in Book 7336, Page 709, said Registers Office.

Being a portion of the property conveyed to Bruce Peery, III by deed from Emerald Cree Properties, a general partnership of record in Instrument No. 20130830-0091795 Register's Office for Davidson County, Tennessee, dated August 27, 2013 and recorded on August 30, 2013.

The above TRACTS I and III are subject to an Easement for sewage disposal and future repair purposes across said tracts to serve the property described above as Tract No. II which Easement is of record in Book 7336, Page 709, said Register's Office.

The above TRACTS I and II are subject to the rights of prior property owners to reasonable, unimpeded access for visiting a family cemetery located thereon as out in deed of record in Book 5702, Page 69, Register's Office for Davidson County, TN.

The above TRACTS are subject to Notice of water supply of record in Book 5702, page 69, R.O.D.C., TN.

Bruce Peery 3rd

BRUCE PEERY, III

THIS QUITCLAIM DEED IS BEING EXECUTED TO VEST 100% FEE SIMPLE TITLE TO THE ABOVE DESCRIBED PARCEL OF LAND IN BRUCE PEERY, III, AS TO AN UNDIVIDED ONE-HALF INTEREST AND JASON EPLEY AS TO AN UNDIVIDED ONE-HALF INTEREST IN THE ABOVE DESCRIBED PROPERTY.

IN TESTIMONY WHEREOF I (we) have executed this instrument this the 13th day of August 2014.

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bruce Peery, III, 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 office at said county and state on this the 13th Day of August 2014.

My Commission Expires: May 19, 2015 Angelia B. Deason
Notary Public

ANGELIA B. DEASON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is: $1.00

Affiant

Subscribed and sworn to before me this the 13th day of August 2014

My Commission Expires: May 19, 2015 Angelia B. Deason
Notary Public:

Map 168-00-0-104.00; 168-00-0-133.00; 168-00-105.00
Mail Tax Bills To: Owners
Bruce Peery, III
Jason Epley
407 31st Ave S.
Nashville, TN 37212

ANGELIA B. DEASON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON