BILL GARRETT, Davidson County
Trans:T20140074911 DEEDQC
Recvd: 10/03/14 14:06 3 pgs
Fees:17.00 Taxes:0.00
20141003-0091895

This Instrument Was Prepared By & Return To:
Gregory S. Perrone, PC
109 Westpark Drive, Suite 330
Brentwood, TN 37027

New Owners:	**Send Tax Bills To:**	**Map and Parcel #**
Moss Springs, LLC **P.O. Box 2142** **Brentwood, TN 37024**	**New Owners**	**See attached EXHIBIT "A"**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, **Mark Marshall,** by these presents does hereby quitclaim and convey unto **Moss Springs, LLC, a Tennessee limited liability company,** its heirs and assigns, all his right, title, and interest in and to that certain tract of land located in Davidson County, Tennessee, more particularly described as follows:

See attached EXHIBIT "A" FOR LEGAL DESCRIPTION

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 3rd day of October, 2014.

Mark Marshall

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Mark Marshall**, the bargainor(s) 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, 3rd day of October, 2014

Hillary Torrence
Notary Public
My Commission Expires: 11-28-16

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration for this transfer of property is **$ -0-** and no other monetary consideration.

Laura Brandewie
Affiant

Sworn to and subscribed before me this 3rd day of October, 2014.

Hillary Torrence
Notary Public
My commission expires: 11-28-16

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION

BEING AND LYING IN CENSUS BLOCK 17 OF DAVIDSON COUNTY, TENNESSEE, LYING NORTH OF AND ADJACENT TO MOSS LANDING DRIVE, AND WEST OF AND ADJACENT TO BLUEWATER TRACE AND WEST OF AND ADJACENT TO BLUEWATER WAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR IRON PIN FOUND IN CONCRETE IN THE NORTH R.O.W. OF MOSS LANDING DRIVE, SAID IRON PIN BEING THE SOUTHEAST CORNER OF EDGE-O-LAKE SUBDIVISION SECTION 18C AS RECORDED IN BOOK 5060, PAGE 54, RODCT, AND BEING THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED; THENCE LEAVING SAID NORTH R.O.W. WITH EDGE-O-LAKE SUBDIVISION SECTION 18C North 09 degrees, 17 minutes, 46 seconds East 146.94 feet to a ½" REBAR IRON PIN FOUND IN CONCRETE, SAID IRON PIN BEING THE SOUTHEAST CORNER OF MARK MARSHALL AS RECORDED IN DEED BOOK 20030307, PAGE 30563, RODCT; THENCE LEAVING EDGE-O-LAKE SUBDIVISION WITH MARSHALL North 11 degrees, 04 minutes, 43 seconds East 806.69 feet to a 1/2" REBAR IRON PIN FOUND IN CONCRETE, SAID IRON PIN BEING A CORNER OF LOT 1 OF EDGE-O-LAKE SUBDIVISION SECTION 18 AS RECORDED IN BOOK 4885, PAGE 43, RODCT; THENCE LEAVING MARTIN WITH EDGE-O-LAKE SUBDIVISION North 31 degrees, 36 minutes, 09 seconds, East 74.84 feet to a 1/2" REBAR IRON PIN FOUND, SAID IRON PIN BEING A CORNER OF MARK MARSHALL AS RECORDED IN DEED BOOK 20030307, PAGE 30563, RODCT; THENCE LEAVING EDGE-O-LAKE SUBDIVISION WITH MARSHALL North 31 degrees, 36 minutes, 09 seconds East 27.55 feet to a 1/2" REBAR IRON PIN SET WITH IDENTIFICATION CAP "BREWER 2393", SAID IRON PIN BEING A CORNER OF CASTLEGATE SUBDIVISION SECTION 4 AS RECORDED IN BOOK 6900, PAGE 209, RODCT, AND BEING THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED; THENCE LEAVING MARSHALL WITH CASTLEGATE SUBDIVISION South 49 degrees, 10 minutes, 02 seconds East 23.07 feet to a 3/4" REBAR IRON PIN FOUND, South 49 degrees, 10 minutes, 02 seconds East 67.89 feet to a 3/4" REBAR IRON PIN FOUND; THENCE South 29 degrees, 41 minutes, 13 seconds West 107.53 feet to a 1/2" REBAR IRON PIN FOUND IN CONCRETE, South 8 degrees, 26 minutes, 13 seconds West 85.37 feet to a 1/2" REBAR IRON PIN FOUND IN CONCRETE, South 82 degrees, 41 minutes, 10 seconds East 164.59 feet to a 1/2" REBAR IRON PIN FOUND, South 82 degrees, 33 minutes, 42 seconds East 28.30 feet to a 1/2" REBAR IRON PIN FOUND, South 82 degrees, 46 minutes, 00 seconds East 39.37 feet to a 3/4" SOLID PIN, South 9 degrees, 49 minutes, 40 seconds West 97.90 feet to an IRON PIN FOUND, SAID IRON PIN BEING A CORNER OF CASTLEGATE SUBDIVISION SECTION 5 AS RECORDED IN BOOK 6900, PAGE 112, RODCT; THENCE WITH CASTLEGATE SUBDIVISION SECTION 5 South 9 degrees, 50 minutes, 10 seconds West 23.50 feet to an IRON PIN FOUND, South 9 degrees, 45 minutes, 33 seconds West 142.18 feet to an IRON PIN FOUND IN THE SOUTH R.O.W. OF BLUEWATER WAY; THENCE LEAVING SAID SOUTH R.O.W. AND CONTINUING WITH CASTLEGATE SUBDIVISION SECTION 5 South 9 degrees, 47 minutes, 37 seconds West 389.36 feet to a 1/2" REBAR IRON PIN SET WITH IDENTIFICATION CAP "BREWER 2393" IN THE NORTH R.O.W. OF BLUEWATER TRACE; THENCE South 09 degrees, 47 minutes, 34 seconds West 50.95 feet, to a ½" REBAR IRON PIN SET WITH IDENTIFICATION CAP "BREWER 2393" IN THE SOUTH R.O.W. OF BLUEWATER TRACE; THENCE LEAVING SAID SOUTH R.O.W. AND CONTINUING WITH CASTLEGATE SUBDIVISION SECTION 5 South 09 degrees, 47 minutes, 34 seconds West 130.04 feet to a 3/4" SOLID PIN FOUND, SAID PIN BEING IN THE NORTH BOUNDARY OF PERCY PRIEST MEADOWS SECTION 2 AS RECORDED IN BOOK 4360, PAGE 15, RODCT; THENCE LEAVING CASTLEGATE SUBDIVISION SECTION 5 WITH PERCY PRIEST MEADOWS SECTION 2 North 80 degrees, 31 minutes, 50 seconds West 101.29 feet to an IRON PIN FOUND, North 80 degrees, 31 minutes, 50 seconds West 208.66 feet to a ½" REBAR IRON PIN SET WITH IDENTIFICATION CAP "BREWER 2393" IN THE NORTH R.O.W. OF MOSS LANDING DRIVE; THENCE WITH SAID NORTH R.O.W. North 52 degrees, 51 minutes, 42 seconds West 22.90 feet TO THE POINT OF THE BEGINNING AND CONTAINING 6.61 ACRES, AS SURVEYED BY SCOTTIE G. BREWER, R.L.S., TN. LICENSE NUMBER 2393, MARCH 9, 2005.

INCLUDED IN THE ABOVE DESCRIBED TRACT IS AN EASEMENT FOR INGRESS AND EGRESS AS OF RECORD IN BOOK 5051, PAGE 86, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

INCLUDED IN THE ABOVE DESCRIBED TRACT BUT EXCLUDED FROM CONVEYANCE IS 1.28 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AND LYING IN CENSUS BLOCK 17 OF DAVIDSON COUNTY, TENNESSEE, LYING NORTH OF AND ADJACENT TO MOSS LANDING DRIVE, AND LYING WEST OF AND ADJACENT BLUEWATER TRACE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 1/2" REBAR IRON PIN FOUND IN CONCRETE IN THE NORTH R.O.W. OF MOSS LANDING DRIVE, SAID IRON PIN BEING THE SOUTHEAST CORNER OF EDGE-O-LAKE SUBDIVISION SECTION 18C AS RECORDED IN BOOK 5060, PAGE 54, RODCT, AND BEING THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED; THENCE LEAVING SAID NORTH R.O.W. WITH EDGE-O-LAKE SUBDIVISION North 9 degrees, 17 minutes, 46 seconds East 146.94 feet to a 1/2" REBAR IRON PIN FOUND IN CONCRETE, SAID IRON PIN BEING IN THE REMAINING PROPERTY OF KEVIN FURNESS AS RECORDED IN DEED BOOK 20010702, PAGE 69694, RODCT, AND BEING THE SOUTHEAST CORNER OF MARK MARSHALL AS RECORDED IN DEED BOOK 20030307, PAGE 30563, RODCT, AND BEING THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED; THENCE LEAVING MARSHALL AND EDGE-O-LAKE SUBDIVISION WITH A NEW FURNESS DIVISION LINE South 84 degrees, 34 minutes, 09 seconds East 332.52 feet to a 1/2" REBAR IRON PIN SET WITH IDENTIFICATION CAP "BREWER 2393" IN THE NORTH R.O.W. OF BLUEWATER TRACE, SAID IRON PIN BEING THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED; THENCE South 9 degrees, 47 minutes, 34 seconds West 50.95 feet to a 1/2" REBAR IRON PIN SET WITH IDENTIFICATION CAP "BREWER 2393" IN THE SOUTH R.O.W. OF BLUEWATER TRACE, SAID IRON PIN BEING A CORNER OF CASTLEGATE SUBDIVISION SECTION 5 AS RECORDED IN BOOK 6900, PAGE 112, RODCT; THENCE LEAVING SAID SOUTH R.O.W. WITH CASTLEGATE SUBDIVISION SECTION 5 South 9 degrees, 47 minutes, 34 seconds West 130.04 feet to a 3/4" SOLID PIN, SAID PIN BEING A CORNER OF CASTLEGATE SUBDIVISION SECTION 5 AS RECORDED IN BOOK 6900, PAGE 112, RODCT, AND BEING IN THE NORTH BOUNDARY OF PERCY PRIEST MEADOWS SECTION 2, AS RECORDED IN BOOK 4360, PAGE 15, RODCT, AND BEING THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED; THENCE LEAVING CASTLEGATE SUBDIVISION WITH PERCY PRIEST MEADOWS North 80 degrees, 31 minutes, 50 seconds West 101.29 feet to an IRON PIN FOUND, North 80 degrees, 31 minutes, 50 seconds West 208.66 feet to a 1/2" REBAR IRON PIN SET WITH IDENTIFICATION "BREWER 2393" IN THE NORTH R.O.W. OF MOSS LANDING DRIVE; THENCE LEAVING PERCY PRIEST MEADOWS WITH SAID NORTH R.O.W. North 52 degrees, 51 minutes, 42 seconds West 22.90 feet TO THE POINT OF THE BEGINNING AND CONTAINING 1.28 ACRES, AS SURVEYED BY SCOTTIE G. BREWER, R.L.S., TN. LICENSE NUMBER 2393, MARCH 9, 2005.

BEING THE SAME PROPERTY CONVEYED TO MARK MARSHALL BY WARRANTY DEED FROM MELODY S. FURNESS, UNMARRIED, DATED MARCH 18, 2005, OF RECORD IN INSTRUMENT NO. 20050322-0031348, SAID REGISTER'S OFFICE.