BILL GARRETT, Davidson County
Trans:T20150014334 DEEDQC
Recvd: 02/27/15 09:19 2 pgs
Fees:12.00 Taxes:0.00
20150227-0016908

RECORDING REQUESTED BY:

Name: Marvin Turner

INSTRUMENT PREPARED BY:

Name: Jonathan Basham
Address: 100 Maureen Drive
Hendersonville, Tennessee 37075

(Above reserved for official use only)

RETURN DEED TO:

Name: Jonathan Basham and Marvin Turner
Address: 100 Maureen Dr.
Hendersonville, Tennessee 37075

SEND TAX STATEMENTS TO:
(New Owners)
Name: Jonathan Basham and Marvin Turner
Address: 100 Maureen Drive
Hendersonville, Tennessee 37075

Title Order # N/A

Tax Parcel/APN # 02900000200
Escrow # N/A

QUIT CLAIM DEED FOR TENNESSEE

(Joint Tenants)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

DATE: 02/27/2015

KNOW ALL MEN BY THESE PRESENTS THAT, for and in consideration of the sum of $[ ], the receipt and sufficiency of which is hereby acknowledged, Jonathan Basham, ("**Grantor**") hereby quitclaims to Marvin Turner, Jonathan Basham, ("**Grantees**") and Grantees' heirs and assigns forever, all of Grantor's right, title, interest, and claim, and subject to all easements, encumbrances, protective covenants, rights-of-way, mineral rights, and other conditions and restrictions, if any, in or to the following described real estate (the "**Property**") located at 4280 Bernard Road, Joelton, Tennessee 37080.

Legal Description: A tract of land in the 14th Civil District of Davidson County, Tennessee, being the southeasterly part of Lot No. 8 on the Map of a Subdivision of the Floto Lands, as of record Book 421, page 147, Register's Office for said County, and composed of two tracts, one of 17 acres, and one of 6.67 acres, and described according to a copy of a survey made by James A. Hamilton, Jr., Surveyor, on December 27, 1947. Beginning at a point in the center line of Bernard Road, 3960 feet west of the intersection with the center line of Old Clarksville Pike, being the common corner of lots 7 and 8 of the Floto Lands, and being the southwest corner of the lands known as the Eberle Lands, formerly owned by Tom Moore: thence north 1451.81 feet to a point in the center line of Buck Creek, East Fork; thence with said Creek as follows; north 19 degrees west 77.45 feet, north 69 degrees 44' west 101.6 feet, north 56 degrees 11' west 65.5 feet, north 35 degrees 59' west 87.6 feet, north 79 degrees 16' west 52.8 feet, south 72 degrees 55' west 82 feet to a point in the center line of a drain; thence leaving said Creek, south 9 degrees 47' west along Foley's line, 33.64 feet to a stone bench in the said drain, and

continuing with Foley's line south 63 degrees 22'25" west 745.79 feet to an 8 inch black oak, blazed, a corner of this tract in Foley's line, and being Sol Weinberger's northeast corner; thence along Weinberger's east line, south 8 degrees 02' east, crossing a drain and passing a 8 inch beech stump at Weinberger's southeast corner at 427.36 feet, total distance of 500.9 feet to the center line of Bernard Road; thence with said line of Bernard Road as follows; south 81 degrees 03' east 256.8 feet, south 71 degrees east 175.2 feet to an iron pin, south 12 degrees 57'40" east 299.5 feet to an iron pin, south 52 degrees 04' east 450.5 feet to an iron pin, and thence easterly with the center of said road, 34.8 feet to the beginning, containing 23.67 acres, more or less. Being the same property conveyed to Bobby N. Basham and wife Shirley W. Basham by deed of record in Deed Book 4776, page 618, of the Register's Office of Davidson County, Tennessee. Being all or part of the same property described in the County Register's Deed book 4776, Page 618. Also, being the same property conveyed to Jonathan Basham by quitclaim deed recorded Instrument # 20000517-0049564, RODC., TN.

Grantor 1: Jonathan Basham
Marital Status: Single
Address: 100 Maureen Drive
Hendersonville, Tennessee 37075

Grantee 1: Marvin Turner
Marital Status: Married
Address: 2827 E.Division Street
Mt.Juliet, Tennessee 37122

Grantee 1's Spouse Name: Stephanie Turner
Address: 2827 E.Division Street
Mt.Juliet, Tennessee 37122

Grantee 2: Jonathan Basham
Marital Status: Married
Address: 100 Maureen Drive
Hendersonville, Tennessee 37075

Grantee 2's Spouse Name: Linda Basham
Address: 100 Maureen Drive
Hendersonville, Tennessee 37075

Vesting Information / Property Interest: Joint tenancy, with rights of survivorship.

Signatures

Grantor signed, sealed, and delivered this Quit Claim Deed to Grantees on 2-27-15 (date).

Grantor 1 (or authorized agent)
x/ Jonathan Basham
Print Name: Jonathan Basham

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0 Gift
Jonathan Basham, **Affiant**
Subscribed and sworn before me this the
27th **Day of** February, 20 15
S. Chandler, **Deputy Register**

Notary Public

STATE OF TN
COUNTY OF Davidson

On this the 27th day of February, 2015, the foregoing instrument was sworn to and acknowledged before me by Jonathan Basham, known or proven to me to be the person(s) whose name(s) is/are subscribed to within the instrument.

WITNESS my hand and official seal.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Misty Stillwell
(Print Name)
Misty Stillwell [Affix seal]
exp: 3/3/15
Notary