BILL GARRETT, Davidson County
Trans:T20150019342 DEEDQC
Recvd: 03/17/15 12:08 6 pgs
Fees:32.00 Taxes:0.00
20150317-0022831

Prepared by and return to:
WISEMAN BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel Numbers:
Tract I Map 114, Parcel 281
Tract II Map 114, Parcel 288
Tract III Map 114, Parcel 63

QUIT CLAIM DEED

Property Address & New Owner:	*	Mail Tax Statement to:
JACKSON M. GRIZZARD and	*	Jackson M. Grizzard
MARJORIE P. GRIZZARD	*	Marjorie P. Grizzard
7534 Charlotte Pike	*	7534 Charlotte Pike
Unimproved Property on Charlotte Pike	*	Nashville, TN 37209-5202
Nashville, TN 37209	*	

The GRANTOR, **MARJORIE P. GRIZZARD**, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, convey, and confirm all of her right title and interest in the below-described property to:

JACKSON M. GRIZZARD and MARJORIE P. GRIZZARD,
as tenants by the entirety

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

TRACT I

SEE ATTACHED "EXHIBIT A" FOR LEGAL DESCRIPTION

This property is subject to a 100 foot existing T.V.A. Power Transmission Easement.

Being the same property conveyed to MARJORIE P. GRIZZARD, by deed of record in Book 5905, Page 310 and by deed of record as Instrument Number 20060123-0008203 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 7534 Charlotte Pike, Nashville, TN 37209.

TRACT II

SEE EXHIBIT "B" FOR LEGAL DESCRIPTION

Being the same property conveyed to MARJORIE P. GRIZZARD, by deed of record in Book 5516, Page 672 and by deed of record as Instrument Number 20060123-0008203 in the Register's Office of Davidson County, Tennessee.

This is unimproved property located on Charlotte Pike, Nashville, TN 37209

TRACT III

SEE EXHIBIT "C" FOR LEGAL DESCRIPTION

Being the same property conveyed to M ARJORIE P. GRIZZARD by deed of record as Instrument Number 20060123-0008203 and Instrument Number 20060123-0008203 in the Register's Office of Davidson County, Tennessee.

This is unimproved property located on Charlotte Pike, Nashville, TN 37209

No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 1st day of March, 2015, by the undersigned.

Marjorie P. Grizzard

MARJORIE P. GRIZZARD

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **MARJORIE P. GRIZZARD** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 1st day of March, 2015.

Christina Saulnier

NOTARY PUBLIC

My Commission Expires: 05/08/2018

CHRISTINA SAULNIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. 67-4-409(a)(4).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

Marjorie P. Gaspard
AFFIANT

Subscribed and sworn to before me this 1st day of March, 2015.

Christina Saulnier
NOTARY PUBLIC

My Commission Expires: 05/08/2016



EXHIBIT "A"

LAND DESCRIPTION
FOR
MAP 114, PARCEL 281
A.O.D.C., TN.

LAND LOCATED IN THE 23RD COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE ON THE NORTHEAST MARGIN OF CHARLOTTE PIKE (A.K.A.) U.S. HIGHWAY 70, SAID LAND DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED 7-5-08 BY (KENNETH W. MORTON TN.R.L.S. NO. 623) AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) IN THE NORTHEAST MARGIN OF CHARLOTTE PIKE, SAID IRON ROD BEING THE SOUTHEAST CORNER OF J. E. PHELAN (BOOK 5186, PAGE 857 R.O.D.C., TN.) AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED LAND;

THENCE WITH SAID MARGIN OF CHARLOTTE PIKE S 46°15'00" W 120.15 FEET TO AN IRON PIPE (OLD), SAID IRON PIPE BEING THE NORTHEAST CORNER OF DANIEL LEE WAGONFIELD (BOOK 5926, PAGE 903 R.O.D.C., TN.) AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED LAND;

THENCE WITH THE NORTHERLY LINE OF WAGONFIELD N 43°45'00" W 655.60 FEET TO AN IRON ROD (NEW) IN A FENCE LINE, SAID IRON ROD BEING IN THE SOUTHERLY LINE OF LESLIE L. MONDELLI, JR (INSTRUMENT #20051115-0137729 R.O.D.C., TN.) AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED LAND;

THENCE WITH SAID FENCE AND THE SOUTHERLY LINE OF MONDELLI S 86°41'03" E 176.40 FEET TO AN IRON ROD (NEW), SAID IRON ROD BEING THE SOUTHWEST CORNER OF PHELAN AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED LAND:

THENCE WITH THE SOUTHERLY LINE OF PHELAN S 43°45'00" E 526.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.63 ACRES MORE OR LESS.

EXHIBIT "B"

LAND DESCRIPTION
FOR
MAP 114, PARCEL 288
A.O.D.C., TN.

LAND LOCATED IN THE 23RD COUNCILMANIC DISTRICT OF DAVIDSON COUNTY,TENNESSE ON THE NORTHEAST MARGIN OF CHARLOTTE PIKE (A.K.A.) U.S. HIGHWAY 70, SAID LAND DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED 7-5-08 BY (KENNETH W. MORTON, TN.R.L.S. NO. 623) AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) IN THE NORTHEAST MARGIN OF CHARLOTTE PIKE, SAID IRON ROD BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED LAND AND THE SOUTHEAST CORNER DANIEL LEE WAGONFIELD (BOOK 5926, PAGE 903 R.O.D.C., TN.) AND BEING LOCATED S 46°15'00" W 100.00 FEET FROM AN IRON PIPE (OLD) THE NORTHEAST CORNER OF WAGONFIELD;

THENCE WITH SAID MARGIN OF CHARLOTTE PIKE S 46°15'00" W 100.00 FEET TO AN IRON ROD (NEW), SAID IRON ROD BEING THE NORTHEAST CORNER OF MAJORIE P. GRIZZARD (PART OF INSTRUMENT #20060123-0008203 R.O.D.C., TN – MAP 114, PARCEL 63.) AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED LAND;

THENCE LEAVING SAID MARGIN OF CHARLOTTE PIKE WITH THE NORTHERLY LINE OF GRIZZARD N 43°15'00" W PASSING THROUGH A WITNESS POINT, IRON ROD (NEW) AT 656.00 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 700.00 FEET TO A POINT IN BRANCH, SAID POINT BEING A COMMON CORNER WITH ALBERT W. STOCKELL, III (BOOK 5639, PAGE 881 R.O.D.C., TN.) AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED LAND;

THENCE WITH BRANCH AND THE EASTERLY LINE OF STOCKELL THE FOLLOWING TWO CALLS:

N 11°30'00" W 73.78 FEET TO A POINT IN BRANCH; THENCE
N 49°50'00" W 72.46 FEET TO A POINT IN BRANCH AND THE SOUTHERLY LINE OF LESLIE L. MONDELLI, JR. (INSTRUMENT #20051115-0137729 R.O.D.C., TN.);

THENCE LEAVING SAID BRANCH WITH THE SOUTHERLY LINE OF MONDELLI
S 86°50'00" E 100.00 FEET TO AN IRON ROD (NEW), SAID IRON ROD BEING THE SOUTHWEST CORNER OF DANIEL LEE WAGONFIELD (INSTRUMENT #20070507-0054577 R.O.D.C., TN.) AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED LAND;

THENCE WITH THE SOUTHERLY LINE OF WAGONFIELD S 43°45'00" E 761.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.77 ACRES MORE OR LESS.

EXHIBIT "C"

LAND DESRIPTION
FOR
MAP 114, PARCEL 63
A.O.D.C., TN.

LAND LOCATED IN THE 23RD COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSE ON THE NORTHEAST MARGIN OF CHARLOTTE PIKE (A.K.A.) U. S. HIGHWAY 70, SAID LAND DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED 7-5-08 BY (KENNETH W. MORTON, TN.R.L.S. NO. 623) AS FOLLOWS:

BEGINNING AT AN IRON PIPE (OLD) IN THE NORTHEAST MARGIN OF CHARLOTTE PIKE, SAID IRON PIPE BEING NORTHEAST CORNER OF JACK W. WATSON AND OLLIE B. WATSON (BOOK 11237, PAGE 530 R.O.D.C., TN.) AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED LAND;

THENCE WITH THE NORTHERLY LINE OF WATSON N 43°15'00" W PASSING THROUGH AN OLD FENCE POST AT 478.00 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 525.00 FEET TO A POINT IN BRANCH, SAID POINT BEING A COMMON CORNER WITH ALBERT W. STOCKELL, III (BOOK 5639, PAGE 881 R.O.D.C., TN.) AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED LAND;

THENCE WITH BRANCH AND THE EASTERLY LINE OF STOCKELL THE FOLLOWING THREE CALLS;

N 28°30'00" W 54.97 FEET TO A POINT IN BRANCH; THENCE
N 07°41'00" E 50.00 FEET TO A POINT IN BRANCH; THENCE
N 19°00'00" W 100.00 FEET (DEED N 19°00' E 100.00 FEET) TO A POINT IN BRANCH, SAID POINT BEING THE SOUTHWEST CORNER OF MARJORIE P. GRIZZARD (PART OF INSTRUMENT #20060123-008203 R.O.D.C., TN.- MAP 114, PARCEL 288 AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED LAND;

THENCE LEAVING SAID BRANCH WITH THE SOUTHERLY LINE OF GRIZZARD S 43°45'00" E PASSING THROUGH A WITNESS POINT, IRON ROD (NEW) AT 44.00 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 700.00 FEET TO AN IRON ROD (NEW) IN THE NORTHEAST MARGIN OF CHARLOTTE PIKE, SAID IRON ROD BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED LAND;

THENCE WITH SAID MARGIN OF CHARLOTTE PIKE S 46°15'00" W PASSING THROUGH A CONCRETE MONUMENT AT 69.20 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.37 ACRES MORE OR LESS.