BILL GARRETT, Davidson County
Trans:T20150041160 DEEDQC
Recvd: 05/28/15 09:11 3 pgs
Fees:17.00 Taxes:0.00
20150528-0048926

THIS INSTRUMENT PREPARED BY:

Hollins, Raybin & Weissman, P.C.
Attorneys at Law
424 Church Street, Suite 2200
Nashville, Tennessee 37219
615-256-6666 615-254-4254-fax

FROM: Jennilea B. Ambrester ("Grantor")

TO: Marcus L. Ambrester III ("Grantee")
8296 Old Pond Creek Road
Pegram, Tennessee 37143

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NO:**
Marcus L. Ambrester III 8296 Old Pond Creek Road Pegram, Tennessee 37143	Same	100-89.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of a divorce, I, Jennilea B. Ambrester, by these presents do hereby quitclaim and convey to Jennilea B. Ambrester, his heirs and assigns, my entire undivided interest in and to the land in Davidson County, Tennessee as follows:

See **Exhibit A** attached hereto for a full property description.

Being the same property conveyed to Marcus L. Ambrester, III and Wife, Jennilea B. Ambrester, from Nancy Rolfes, by Warranty Deed, Instrument Number 20060324-0034106, in the Register's Office for Davidson County, Tennessee.

This improved property is known as 8296 Old Pond Creek Road, Pegram, Tennessee 37143.

THIS CONVEYANCE is made subject to all applicable easements, restrictions and building setback lines of record in said Register's Office for Davidson County, Tennessee.

AND NOW, I, the said, Jennilea B. Ambrester, do hereby quitclaim and convey unto Marcus Ambrester, his heirs and assigns, all of my interest in the property herein above described and to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises.

WITNESS the execution of this deed on the day and year first above written.

Jennilea B. Ambrester

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 21st day of May, 2015, before me personally appeared Jennilea B. Ambrester, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

SADIE K. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires DEC. 5, 2016

Jadie K. Ramsey
NOTARY PUBLIC
My Commission Expires: 12/6/2016

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

Jennilea B. Ambrester

Subscribed and sworn to before me this 21st day of May, 2015.

SADIE K. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires DEC. 5, 2016

Jadie K Ramsey
NOTARY PUBLIC
My Commission Expires: 12/6/2016

Disclaimer

Preparer of this document makes no warranties as to title on the property herein conveyed. This deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

Tract 1:
BOUNDED ON THE NORTH BY OSTEEN, BOUNDED ON THE EAST BY THOMPSON, BOUNDED THE WEST BY LOFTIS, STARTING AT A 4 FT. METAL POST LOCATED IN THE EAST LINE OF THE TURNER PROPERTY, ALSO BEING THE NORTHEAST CORNER OF THE OSTEEN PROPERTY AS DESCRIBED IN DEED BOOK 7455, PAGE 890, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; THENCE, SOUTH 03 DEG. 47 MIN. 01 SEC. WEST, 329.66 FT. TO AN IRON PIN BEING THE POINT OF BEGINNING; THENCE ALONG THE SAME LINE 565.25 FT. TO AN IRON PIN IN THE EAST PROPERTY LINE OF THOMPSON; THE NORTHEAST CORNER OF THE LOFTIS PROPERTY; THENCE, SOUTH 89 DEG. 10 MIN. WEST, 309.15 FT. ALONG THE EAST LINE OF THE LOFTIS PROPERTY TO AN IRON PIN BEING ALSO IN THE RIGHT OF WAY OLD POND CREEK ROAD; THENCE ALONG SAID RIGHT OF WAY A CURVE LEFT HAVING A LENGTH OF 105.72 FT., A RADIUS OF 214.97 FT. ALSO A BEARING OF NORTH 26 DEG. 45 MIN. 51 SEC. WEST, A CHORD DISTANCE OF 104.66 FT. TO AN IRON PIN IN SAID RIGHT OF WAY; THENCE, NORTH 38 DEG. 00 MIN. 52 SEC. WEST, 122.79 FT. ALONG SAID RIGHT OF WAY TO AN IRON PIN; THENCE WITH A CURVE RIGHT ALONG SAID RIGHT OF WAY HAVING A LENGTH OF 390.49 FT., A RADIUS OF 1042.83 FT. AND A BEARING OF NORTH 26 DEG. 02 MIN. 18 SEC. WEST, A CHORD 388.21 FT. TO AN IRON PIN IN SAID RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY, NORTH 14 DEG. 50 MIN. 31 SEC. WEST, 83.60 FT. TO AN IRON PIN IN SAID RIGHT OF WAY; THENCE LEAVING SAID RIGHT OF WAY ALONG THE SOUTH PROPERTY LINE OF OSTEEN, SOUTH 85 DEG. 33 MIN. 54 SEC. EAST, 662.98 FT. BACK TO THE POINT OF BEGINNING, CONTAINING 6.85 ACRES, MORE OR LESS, BY SURVEY OF R.L. MONTOYA, TENNESSEE LICENSE NO. 697.

BEING PART OF THE SAME PROPERTY CONVEYED TO NANCY L. KUERTZ BY WARRANTY DEED FROM EARL LOFTIS, UNMARRIED, RECORDED NOVEMBER 10, 2004 IN INSTRUMENT NO. 20041110-0135626, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tract 2:
LAND IN THE 8TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, NEAR POND CREEK, THE SAME BEING A PART OF THE EAST PORTION OF A 52-ACRE TRACT ORIGINALLY OWNED BY WILLIAM R. FELTS AS SURVEYED BY S. H. HUTCHINSON, OCTOBER 24, 1950, DESCRIBED AS FOLLOWS: BEGINNING AT A STONE PILE WITH LARGE BEECH POINTER IN THE NORTH LINE OF THE BENNIE PHILLIPS' PLACE, NOW OWNED BY JIM RANDALL, THE SAME ALSO BEING THE EAST CORNER OF THE ELEANOR ADAMS' PLACE; THENCE WITH RANDALL'S NORTH LINE NORTH 78 DEG. EAST 54 POLES TO THE CENTER OF OLD POND CREEK ROAD; THENCE CONTINUING ON THE SAME BEARING 20 POLES TO A SASSAFRAS (NOW GONE) IN THE WEST LINE OF THE BURL JOHNSON PLACE; THENCE NORTH 2 DEG. WEST WITH BURL JOHNSON'S WEST LINE 54 POLES TO A DOGWOOD IN JOHNSON'S WEST LINE THE SAME ALSO BEING ARTHUR WILLIAMS' SOUTHEAST CORNER

THENCE WITH WILLIAMS' SOUTH LINE NORTH 88 DEG. WEST 40 POLES TO THE MIDDLE OF OLD POND CREEK ROAD; THENCE WITH THE MIDDLE OF SAID ROAD AND ITS MEANDERS SOUTH 9 DEG. WEST 12-1/2 P
OLES; THENCE NORTH 88 DEG. WEST 28 POLES TO A SMALL WHITE OAK IN THE EAST LINE OF ADAMS' TRACT, SOUTH 1 DEGREE EAST 57.5 POLES TO THE POINT OF BEGINNING, CONTAINING 25.85 ACRES, MORE OR LESS.

INCLUDED IN THE AFOREDESCRIBED TRACT OF LAND, BUT EXPRESSLY EXCLUDED THEREFROM IS A CERTAIN 5.17 ACRES TRACT OF LAND HAVING PREVIOUSLY BEEN CONVEYED BY JAMES KEETON, TO JOHN R. OSTEEN ET UX BY DEED OF RECORD IN BOOK 7455, PAGE 890 AND TRACT 1 AND TRACT 2 AS DESCRIBED IN A CERTAIN QUITCLAIM DEED OF RECORD IN BOOK 8510, PAGE 249, AND ALSO THAT 6.85 ACRE TRACT PREVIOUSLY CONVEYED TO NANCY L. KUERTZ, BY DEED OF RECORD IN INSTRUMENT NO. 20041110-0135626, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH RECORD REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THE AFOREDESCRIBED TRACT OF LAND AND EXCLUSIONS THEREFROM BEING A TRACT OF LAND CONSISTING OF 1.71 ACRES LYING OFF OF OLD POND CREEK ROAD, DAVIDSON COUNTY, TENNESSEE, ALSO BEING KNOWN AS TAX MAP 100 PARCEL 3.00.

BEING PART OF THE SAME PROPERTY CONVEYED TO EARL LOFTIS BY WARRANTY DEED FROM NELLIE KEETON DAVIDSON, UNMARRIED, RECORDED ON THE 19TH DAY OF DECEMBER, 1990 IN DEED BOOK 8260, PAGE 499, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. ALSO BEING THE SAME PROPERTY CONVEYED TO NANCY ROLFES BY QUITCLAIM DEED FILED FOR RECORD ON February 8, 2006 AS INSTRUMENT NUMBER 20060228-0029164, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

