BILL GARRETT, Davidson County
Trans:T20150042272 DEEDQC
Recvd: 06/01/15 10:50 5 pgs
Fees:27.00 Taxes:0.00
20150601-0050282

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
2784 Highway 31W
White House, TN 37188

THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Eugene Bagsby, IV Chasity D. Bagsby 3042 Morgan Road Joelton, TN 37080	New Owner	015000 2200 015000 30500 015000 30400

This Indenture, made on the 26th day of March, 2015, by and between Eugene Bagsby, IV, aka Eugene Bagsby, aka Eugene B. Bagsby and Chasity D. Bagsby hereinafter referred to as **GRANTOR**, and Eugene Bagsby, IV and Chasity D. Bagsby, husband and wife, hereinafter referred to as **GRANTEE**.

GRANTOR, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, conveys and quit claims to **GRANTEE** all interest in the following described real estate, situated in the County of Davidson, State of Tennessee:

See Exhibt A

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 26th day of March, 2015.

Eugene Bagsby IV
Eugene Bagsby, IV

Chasity D. Bagsby
Chasity D. Bagsby

STATE OF TENNESSEE)
)
SUMNER COUNTY)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $0.00

Eugene Bagsby IV
Affiant

Sworn to and subscribed before me this 26th day of March, 2015.

Notary Public

My Commission Expires:
03/01/2016

STATE OF TENNESSEE)
)
SUMNER COUNTY)

LISA G HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

On this date, before me personally appeared Eugene Bagsby, IV and Chasity D. Bagsby, to me known to be the persons who executed the foregoing instrument therein contained.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 26th day of March, 2015.

Notary Public
My term expires: 03/01/2016

LISA G HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Exhibit A

Tract 1 (17.56 acres)

Land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, about 14 miles Northwest of the City of Nashville, described as follows:

Beginning at a stake with white oak pointer in Joe Walker's Southern boundary line and running thence Southerly with the old John Reasoner's Western boundary line 80 poles to a stone with hickory and black oak pointers on the Southeast side of a road; thence Westerly 74.96 poles to a stone in Smith's line on the North side of a road; thence Northerly 81 poles to a stone in Isaac Shane's Southern boundary line; thence Easterly 74.96 poles to the beginning, containing 37.95 acres, more or less.

Less and Except that portion of the above described property conveyed by Quitclaim Deed recorded in Book 9944, Page 112, in said Register's Office.

Less and Except that portion of the above described property conveyed by Warranty Deed recorded in Instrument No. 20130819-0086718, in said Register's Office.

Less and Except that portion of the above described property conveyed by Quitclaim Deed recorded in Instrument No. 20130820-0087468, in said Register's Office.

Less and Except that portion of the above described property conveyed by Warranty Deed recorded in Instrument No. 20130820-0087466, in said Register's Office.

Less and Except that portion of the above described property conveyed by Quitclaim Deed recorded in Instrument No. 20130924-0100301, in said Register's Office.

Being the same property as described below:

Beginning at a point in the northern right-of-way Morgan Road, being the southeast corner of the Eugene B. Bagsby Tract, and being the southwest corner of this tract, THENCE; with Bagsby, N 07 deg. 30 min 50 sec E, 889.60' to a point, THENCE: N 70 deg 34 min 53 sec E, 964.55' to a point, THENCE: N 83 deg 24 min 00 sec 42.30' to a point, THENCE: S 08 deg 27 min 05 W, 1327.32' to a point in Morgan Road, THENCE; N 83 deg 39 min 42 sec W 289.11' to an iron pin, THENCE: N 08 deg 27 min 05 sec E, 894.31' to an iron pin, THENCE: N 83 deg 39 min 42 sec W, 245.08 ' to an iron pin, THENCE S 08 deg 27 min 05 W, 589.24' to an iron pin, THENCE; N 82 deg 29 min 10 W, 25.00' to an iron pin, THENCE S 08 deg 27 min 05 W, 30.00'to an iron pin in the northern right of way Morgan Road, THENCE: with said road, N 83 deg 46 min 43 sec W, 344.43' to the point of beginning containing 17.56 acres more or less as per a survey by C & K Surveyors LLC dated 9-15-2014.

Being the same property conveyed to Eugene Bagsby and Chasity D. Bagsby by Warranty Deed from Ellen Reeves Mitchell, Roger Talmage Reeves and Mark Steven Reeves, of record in Instrument No. 20150121-0005970, Register's Office for Davidson County, Tennessee.

Tract 2 (0.35 acres)

Being a tract of land in the 1st Civil District of Davidson County, Tennessee, and being part of Tax Map No. 15 Parcel No. 22 and being more particularly described as follows:

Beginning at an iron pin in the Northern right-of-way of Morgan Road, and being the Southeast corner of a tract of land owned by Ernest Jones and Ronald and Lisa Rose, Jr. as of record in Instrument No. 200611060137818, Register's Office for Davidson County, Tennessee; thence S. 83 deg. 46 min. 55 sec. E. 360' to a point; thence N 07 deg. 30 min. 50 sec. E. 290.00' to a point, being the point of beginning; thence N 83 deg. 24 min. 00 W. 125.00' to a point; thence N 07 deg. 30 min. 50 sec. E. 125.00' to a point; thence S 83 deg. 24 min. 00 W. 125.00' to a point; thence S 07 deg. 30 min. 50 sec. W. 125.00' to the point of beginning, containing 0.35 acres, more or less.

Being the same property conveyed to Eugene Benjamin Bagsby, IV and wife, Chasity D. Bagsby by Quitclaim Deed from Mark Steven Reeves, Barbara Ellen Reeves Mitchell and Roger Talmage Reeves, as the devisees under the Last Will and Testament of Annie Elizabeth Reeves, deceased, recorded on the 20th day of August, 2013 in Instrument No. 20130820-0087468, Scrivener's Affidavit recorded at Instrument No. 20130829-0091159, in the Register's Office of Davidson County, Tennessee. Also see Scrivener's Affidavit in Instrument No. 20130829-0091159.

Included in this description is a 50' Ingress and Egress, Utility Easement as follows:

Beginning at an iron pin, in the northern right-of-way Morgan Road, being the southeast corner of a tract owned by Bagsby, THENCE: N 83 deg 46 min 55 sec W, 75.00' to the point of beginning, THENCE: N 83 deg 46 min 55 sec W, 50.0' to a point, THENCE: N 07 deg 30 min 50 sec E, 250.24' to a point, THENCE: N 68 deg 26 min 09 sec E, 85.79' to a point, THENCE: N 07 deg 30 min 50 sec E, 599.60' to a point in the southern line of Bagsby, THENCE: S 83 DEG 24 MIN 00 sec E, 50.00' to a point, THE NCE: S 07 deg 30 min 50 sec W, 649.60' to a point, THENCE: S 68 DEG 26 MIN 09 sec W, 85.79' to a point, THENCE: S 07 deg 30 min 50 sec W, 200.0' to the point of beginning.

Tract 3 (7.56 acres)

Being a tract of land located in the 1st Civil District of Davidson County, Tennessee and more particularly described as follows:

Beginning at an iron pin in the Northerly right-of-way of Morgan Road, and being the Southeast corner of a tract of land owned by Ernest Jones and Ronald and Lisa Rose, Jr. as of record in Instrument No. 200611060137818, Register's Office for Davidson County, Tennessee; thence N 07 deg. 30 min 50 sec. E. 892.00' to the point of beginning; thence N. 07 deg. 30 min. 50 sec. E. 423.17' to an iron pin in a fence corner; thence with a fence, S. 83 deg. 24 min. 00 sec. E, 1220.00' to a point; thence with a new line, S 70 deg. 34 min. 53 sec. W. 964.55' to a point; thence N 83 deg. 24 min. 00 sec. W. 359.95' to the point of beginning and containing 7.65 acres, more or less.

Being the same property conveyed to Eugene Benjamin Bagsby, IV and wife Chasity D. Bagsby by Warranty Deed from Mark Steven Reeves, Barbara Ellen Reeves Mitchell and Roger Talmage Reeves, as the devisees under the Last Will and Testament of Annie Elizabeth Reeves, deceased, recorded on the 20th day of August, 2013 in Instrument No. 20130820-0087466, in the Register's Office of Davidson County, Tennessee.

Included in this description is a 50' Ingress and Egress, Utility Easement as follows:

Beginning at an iron pin, in the northern right-of-way Morgan Road, being the southeast corner of a tract owned by Bagsby, THENCE: N 83 deg 46 min 55 sec W, 75.00' to the point of beginning, THENCE: N 83 deg 46 min 55 sec W, 50.0' to a point, THENCE: N 07 deg 30 min 50 sec E, 250.24' to a point, THENCE: N 68 deg 26 min 09 sec E, 85.79' to a point, THENCE: N 07 deg 30 min 50 sec E, 599.60' to a point in the southern line of Bagsby, THENCE: S 83 DEG 24 MIN 00 sec E, 50.00' to a point, THE NCE: S 07 deg 30 min 50 sec W, 649.60' to a point, THENCE: S 68 DEG 26 MIN 09 sec W, 85.79' to a point, THENCE: S 07 deg 30 min 50 sec W, 200.0' to the point of beginning.