Prepared By and Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150081836 DEEDQC
Recvd: 09/25/15 13:08 2 pgs
Fees:12.00 Taxes:0.00
20150925-0097688

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

State of Tennessee
County of Williamson

The actual consideration of true value whichever is greater is $0.00

Affiant

Subscribed and sworn to before me, this 24th day of Sept, 2015.

Notary
Commission Expires: 3/21/17

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES, WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR SEARCH OF COUNTY RECORDS, AND TENNESSEE TITLE SERVICES, LLC IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION OR CONTENT STATED HEREIN.

QUITCLAIM DEED

ADDRESS NEW OWNER(s)	SEND TAX BILLS TO	MAP & PARCEL
Brandon Jackson 156 Del Way Drive Nashville, TN 37207	NEW OWNER	031-00-0-146.00

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Constance Madry,** has this day bargained and sold, and does hereby transfer and convey unto the said **Brandon Jackson,** the Grantee(s) herein, his (successors), heirs and assigns, all her right title and interest in certain real estate in Davidson County, Tennessee as follows:

Lying in formerly the 14th Civil district of Nashville, Davidson County, Tennessee; bounded on the east and south by property belonging to Oreatha Cotton of record in Will Book 70, page 25; also on the south by property belonging to Maggie Gooch of record in Deed Book 4925, page 49; on the north by the remaining property of America Collier Heirs, Deed Book 2992, page 283; and on the west by property belonging to H. A. Sesler of record in Book 6809, page 336, and more specifically described as follows:

BEGINNING at a point in the center of Tranham Creek, said point being on the east margin and twenty five feet (25') east of a nail in the center of Tranham Road and being approximately 3,650' east of the intersection of Tranham Road and Whites Creek Pike, the southeast corner of this tract; thence south 71 deg. 01 min. 47 sec. west, 394.26' to an iron pin set in an old fence line and being 57.62' west of an iron pin marking the northwest corner of Maggie Gooch's property and being the southwest corner of this tract; thence north 31 deg. 13 min. 59 sec. west, 578.41' to an iron pin set in Sesler's line on the side of a hill and on the south side of a small branch and being the northwest corner of this tract; thence with Sesler's line north 76 deg. 58 min. 30 sec. east, 454.05' to an iron pin set in the Center of Tranham Creek, the northeast corner of this tract; thence with the center of said creek the following, south 24 deg. 58 min, 51 sec. east 121.54' to an iron pin set in the center of said creek; thence south 58 deg. 36 min. 27 sec. east, 64.53' to a nail set in the center of Tranham Road and at the center of Tranham Creek; thence south 27 deg. 16 min. 55 sec. east, 94.82' to a point in the center of said creek; thence south 46 deg, 47 min. 45 sec. east 53.87' to a point; thence south 02 deg. 54 min: 11 sec. west, 30.97' to a point; thence south 01 deg. 25 min. 23 sec. west, 54.73 feet to a point; thence south 20 deg. 30 min. 04 sec. east, 126.15' to the point of beginning

and containing 5.54 acres more or less according to a survey by Galyon W. Northcutt, RLS #1529.

INLCUDED in this tract is a twenty-five foot (25') ingress/egress easement for access to a small cemetery measuring fifty feet (50'), east by west, and one hundred fifty feet (150'), north and south. Said easement is adjacent to and parallel with the south property line of this tract and begins on the west margin of Tranham Road and proceeds west 112.09' to the east boundary of the cemetery. ALSO included n this tract but expressly excluded therefrom is a 50' right of way approximately parallel with and adjacent to east property line and containing 0.37 acres. The right of way begins on a nail in the center of Tranham Road at the south boundary of above described tract and follows the centerline of said road with the following description, north 19 deg. 17 min. 44 sec. west 197.23' to a nail; thence north 14 deg. 47 min. 24 sec. west, 72.43' to a nail; thence north 12 deg. 14 min. 05 sec. west, 78.69' to a nail in the center of the road over Tranham Creek.

Being the same property conveyed to Constance Madry by Quitclaim Deed from Brandon Jackson, of record in Instrument No. 20111104-0086388, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

This is improved (X) unimproved ( ) property, known as 4969 Tranham Road, Whites Creek, TN 37189.

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 24th day of September, 2015.

Constance Madry

Constance Madry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor(s), **Constance Madry**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Brentwood, Tennessee, this 24th day of September, 2015.

Notary Public

My Commission Expires: 3/22/17

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY