This instrument prepared by:
Leila Hansen, Esq.
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Davidson County DEEDQC
Recvd: 10/23/15 14:24 4 pgs
Fees:22.00 Taxes:0.00
20151023-0108174

QUITCLAIM DEED

TITLE OF DOCUMENT

(0825779-3187548

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Nancy Cates	Nancy Cates	Map/Parcel:
3499 Binkley Road	3499 Binkley Road	014 16 0 001.00
Joelton, Tennessee 37080	Joelton, Tennessee 37080	021 04 0 006.00

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Nancy Cates, also known as Nancy E. Cates, as Trustee for the Nancy E. Cates Living Trust, Dated December 16, 2012** by these presents do hereby quitclaim and convey unto the said **Nancy Cates, a married woman**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to Transfer in/out of trust.

This is unimproved ( ) property known as 3499 Binkley Road, Joelton, Tennessee 37080
Improved ( )

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 our hand this 19 day of OCTOBER, 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Nancy Cates a/k/a Nancy E. Cates, Trustee

Nancy Cates a/k/a
Nancy E. Cates, Trustee

WADE RAY CONWAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-14-2017

ACKNOWLEDGMENT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON) ss

Personally appeared before me, WADE RAY CONWAY, a Notary Public in and for said County and State, **Nancy Cates a/k/a Nancy E. Cates, Trustee** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at 3499 BINKLEY ROAD JOELTON, TN 37080 this 19 day of OCTOBER, A.D., 2015.

WADE RAY CONWAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-14-2017

NOTARY STAMP/SEAL

NOTARY PUBLIC
Notary Commission Expires: 5-14-2017

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code 67-4-409(a)(4).

Subscribed and sworn to before me this the 19 day of OCTOBER, 2015.

(Affix Seal)

Nancy Cates
Affiant

Notary Public
My Commission Expires: 5-14-2017

WADE RAY CONWAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-14-2017

EXHIBIT "A"
LEGAL DESCRIPTION

LAND SITUATED IN THE COUNTY OF DAVIDSON IN THE STATE OF TN

PARCEL 1:

LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF FELTS WOOD, SECTION ONE, AS OF RECORD IN BOOK 3700, PAGE 13, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 1 IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF BINKLEY ROAD AT THE INTERSECTION OF SAID MARGIN AND THE EASTERN BOUNDARY LINE OF THE CHAPMAN PROPERTY; THENCE WITH THE SOUTHERLY MARGIN OF SAID ROAD SOUTH 75 DEG. EAST 210 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE HAVING A RADIUS OF 25 FEET SOUTHEASTERLY 39.27 FEET TO A POINT ON THE WESTERLY MARGIN OF A 50 FOOT UNNAMED ROAD; THENCE WITH SAME IN A CURVE HAVING A RADIUS OF 553.92 FEET SOUTHWARDLY 167.57 FEET TO A POINT; THENCE SOUTH 88 DEG. WEST 230.16 FEET TO THE EASTERN BOUNDARY LINE OF SAID CHAPMAN PROPERTY; THENCE WITH SAME NORTH 9 DEG. EAST 235 FEET TO THE BEGINNING.

PARCEL 2:

A TRACT OF LAND IN THE SECOND, FORMERLY THE 14TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN SET AT THE SOUTHERLY TERMINUS OF THE WESTERLY RIGHT-OF-WAY OF A 50' ROADWAY, SAID IRON PIN ALSO BEING THE SOUTHEASTERLY CORNER OF LOT NO. 1, SECTION ONE, FELTS WOOD SUBDIVISION OF RECORD IN BOOK 3700, PAGE 13, R.O.D.C., TENNESSEE AND ALSO BEING SOUTHERLY 146.95 (AS MEASURED ALONG THE WESTERLY RIGHT-OF-WAY OF SAID 50 ROADWAY) FROM THE SOUTHERLY TERMINUS OF THE SOUTHWESTERLY RETURN FROM BINKLEY ROAD; THENCE WITH THE EXTENSION OF THE WESTERLY RIGHT-OF-WAY OF SAID 50 ROADWAY SOUTHERLY WITH A 632.97 RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 10B0 29 00 (AND A CHORD BEARING AND DISTANCE OF S 1 DEG. 53' 07" E, 115.65') A DISTANCE OF 115.81' TO AN EXISTING CONCRETE MONUMENT; THENCE CONTINUING WITH THE EXTENSION OF SAID ROAD S 07 DEG. 07' 37" E, 313.37' TO AN IRON PIN SET; THENCE WITH SAID ROADWAY SOUTHEASTERLY WITH A 175.77' RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 79 DEG. 19' 25" (AND A CHORD BEARING AND DISTANCE OF S 43 DEG. 12' 40" E, 224,37') A DISTANCE OF 243.35' TO AN IRON PIN SET; THENCE LEAVING THE WESTERLY MARGIN OF SAID 50 ROADWAY S 03 DEG. 32' 58" W, 1.00' TO AN IRON PIN SET; THENCE N 86 DEG. 27' 02" W, 221.58' TO AN EXISTING IRON PIN AND CONTINUING 328.57' FOR A TOTAL OF 550.15' TO AN EXISTING IRON PIPE; THENCE N 06 DEG. 51' 54" E, 430.26' TO AN IRON PIN SET; THENCE N 15 DEG. 38' 51" E, 140.00' TO AN EXISTING IRON PIN, THE SOUTHWESTERLY CORNER OF SAID LOT NO. 1; THENCE ON COMMON LINE BETWEEN THE PROPERTY HEREIN DESCRIBED AND SAID LOT NO. 1, S 86 DEG. 38' 37" E, 254.20' TO POINT OF BEGINNING AND CONTAINING 4.432 ACRES AS PER SURVEY BY THEODORE E. MARTIN, JR. DATED SEPTEMBER 24, 1981.

Being the same property conveyed to Nancy E. Cates, as Trustee for the Nancy E. Cates Living Trust, Dated December 16, 2012 by Deed from Nancy E. Cates and David Norman Cates, wife and husband of record in Document No. 20130116-0005260, said Register's Office.

True Copy Certification

I, **John Janeway**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – John Janeway

State of MICHIGAN

County of WAYNE

Personally appeared before me, **Thomas S. Buxton**, a notary public for this county and state, **John Janeway** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature – Thomas S. Buxton

My Commission Expires: February 4, 2020
Notary' Seal (if on paper)

THOMAS S. BUXTON
Notary Public, State of Michigan
County of Genesee
My Commission Expires Feb. 04, 2020
Acting in the County of WAYNE