BILL GARRETT, Davidson County
Trans:T20160002956 DEEDQC
Recvd: 01/12/16 14:04 3 pgs
Fees:17.00 Taxes:0.00
20160112-0003294

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January, 2016.

NOTARY PUBLIC

My Commission Expires: 10/18/16

MICHELLE DUTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
James G. Stranch, III Jane B. Stranch 8060 Poplar Creek Road Nashville, TN 37221	Same	155-00-0-232.00 155-00-0-257.00

Quitclaim Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

James G. Stranch, III and wife Jane B. Stranch

By these presents do remise, release and QUITCLAIM unto

James G. Stranch, III and wife Jane B. Stranch

all of my right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

LAND lying in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by James L. Murphy, Jr. surveyor, dated October 23, 1980, as follows:
Beginning at an iron pin in the north right-of-way of Poplar Creek Road, said iron pin being the southeast corner of Lot No. 33 of Rolling River Estates, Section One, and the southwest corner of the herein described tract; thence leaving the north margin of Poplar Creek Road and running with the east boundary line of said Lot No. 33 of Rolling River Estates, Section One, North 2 degrees, 45 minutes East 435.5 feet to an iron pin; thence South 84 degrees, 16 minutes East 499.5 feet to an iron pin; thence South 6 degrees, 37 minutes West 544.5 feet to an iron pin in the north right-of-way of Poplar Creek Road; thence with said right-of-way and running 25 feet north of and parallel to the center line of Poplar Creek Road, North 60 degrees, 30 minutes West 45.0 feet to an iron pin, the beginning of a curve having a central angle of 22

degrees, 38 minutes; a radius of 843.5 feet, and tangent of 168.8 feet; thence around the curve 333.2 feet to a point, being the end of said curve; thence continuing with said right-of-way North 83 degrees, 08 minutes West 103.06 feet to the beginning, containing 5.31 acres, more or less.

Being the same property conveyed to James G. Stranch, III and wife, Jane B. Stranch, by Warranty Deed of Exchange from Cecil D. Branstetter and wife, Charlotte C. Branstetter, dated November 7, 1980 and filed for record April 8, 1981 in Book 5730, Page 640, Register's Office of Davidson County, Tennessee.

A tract of land located in the 9th Civil District of Davidson County, Tennessee, and being more particularly described as follows;
Beginning at a point in the northerly right-of-way of Poplar Creek Road, said point also being the common corner between the James G. Stranch, III and wife, Jane B. Stranch property as recorded in Deed Book 5730 page 641 Register's Office for Davidson County, Tennessee and the herein described tract; Thence with the common fenced line between the Stranch property and the herein described tract, North 07°12'11" East, 541.51 feet to an existing iron pin, passing through a p.k. nail in the top of a fence post at 5.42 feet, said point being in the newly established northerly right-of-way of Poplar Creek Road; Thence, with said common fenced line, North 83°43'21" West, 499.43 feet, to an existing iron pin in the common fence line between the easterly boundary line of Rolling River Estates and the westerly property line of the herein described tract; Thence with said common fence line, North 04°25'57" East, 666.29 feet to an existing concrete monument; Thence with a fence line, South 86°30'05" East, 698.36 feet to a point; Thence leaving said fence line with a new line, South 22°32'01" East, 278.94 feet to a point; Thence with a new line, South 49°21'07" West, 290.91 feet to a point; Thence with a new line, South 07°45'25" West, 828.07 feet to a point in the northerly right-of-way for Poplar Creek Road, passing through a point at 822.65 feet, said point being in the newly established northerly right-of way for Poplar Creek Road; Thence with the northerly right-of-way of Poplar Creek Road, North 60°10'55" West, 108.84 feet to the point of beginning and containing 12.28 Acres more or less.

Being the same property conveyed to James G. Stranch, Ill and wife, Jane B. Stranch, by Warranty Deed of Exchange from Cecil D. Branstetter and wife, Charlotte C. Branstetter, dated April 12, 1991 and filed for record April 15, 1991 in Book 8330, Page 426, Register's Office of Davidson County, Tennessee.

Wherever 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 12th day of January, 2016.

James G. Stranch, III

Jane B. Stranch

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **James G. Stranch, III** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of January, 2016.

Michelle Duty
Notary Public

My commission expires: 10/18/16

MICHELLE DUTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jane B. Stranch**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of January, 2016

Michelle Duty
Notary Public

My commission expires: 10/18/16

MICHELLE DUTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN