Prepared By:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

BILL GARRETT, Davidson County
Trans:T20160022499 DEEDQC
Recvd: 03/18/16 15:23 3 pgs
Fees:17.00 Taxes:0.00
20160318-0026095

This deed is prepared with information provided by the client without benefit of title search.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Dennis F. Mangan, Trustee Delphine O. Mangan, Trustee 4415 Pecan Valley Rd Nashville, TN 37218-4214	Dennis F. Mangan, Trustee Delphine O. Mangan, Trustee 4415 Pecan Valley Rd Nashville, TN 37218-4214	056000-02200 & 056000-05600

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Dennis Mangan and Delphine Mangan, Husband and Wife,** by these presents do hereby quitclaim and convey unto **Dennis F. Mangan and Delphine O. Mangan, trustees of the Dennis F. Mangan and Delphine O. Mangan Revocable Trust,** their heirs, successors and assigns, all their right, title and interest in and to the following described tract of land:

Tract I:

LAND in the 13th Civil District of Davidson County, Tennessee, being the property of Charles R. Ray, described accordingly to survey and drawing made by Terry W. Jenkins, License Number 1389, dated April 21, 1982, as follows:

BEGINNING AT AN IRON PIN IN THE NORTHWESTERLY R.O.W OF PECAN VALLEY ROAD SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE WAYNE R. OFFICER PROPERTY; THENCE WITH THE R.O.W. NORTH 36° -55' EAST, 314.62 FEET TO AN IRON PIN; THENCE WITH SAID R.O.W. N 41°-47' EAST, 453.03 FEET TO AN IRON PIN; THENCE N 02° - 16' EAST, 217.95 FEET TO AN IRON PIN; THENCE NORTH 55° – 07' WEST, 120.28 FEET TO AN IRON PIN; THENCE SOUTH 40° – 53' WEST, 315.08 FEET TO AN IRON PIN; THENCE 72° – 07' WEST, 990.50 FEET TO AN IRON PIN' THENCE SOUTH 16° – 18' WEST, 192.06 FEET TO AN IRON PIN; THENCE SOUTH 37° – 29' WEST, 85.71 FEET TO AN IRON PIN; THENCE SOUTH 51° –05' EAST, 1097.72 FEET TO THE POINT OF BEGINNING, CONTAINING 14.1 ACRES MORE OR LESS.

Tract II:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEGINNING at an iron pin being 25 ft. from the center and on the north margin of Pecan Valley Road and the S.E. corner of the A.L. Cantrell property; thence with the east boundary of the A.L. Cantrell property N 31° 50'W – 935.66 ft. to an iron pin being the N.E. corner of the A.L. Cantrell property and being on the south boundary of the Monroe Randoll property; thence with the south boundary of the Monroe Randoll property N 52° 21'E – 241.35 ft. to an iron pin; thence with the east boundary of the Monroe Randoll property N 37° 29'E – 204.00 ft. to an iron pin being the S.W, corner of the H.L. Cantrell property; thence with the south boundary of the H.L. Cantrell property S49° 31'E – 1,025.16 ft. to an iron pin being the S.E. corner of the H.L. Cantrell property and being on the north margin of Pecan Valley Road; thence with the north margin of Pecan Valley Road S 47° 29'W – 160.01 ft. to a point thence S56° 28'W – 362.72 ft. to a point; thence S54° 71'W – 223.04 ft. to the point of beginning. Containing 13.10 acres.

Being the same property conveyed to Dennis Mangan and Delphine Mangan, husband and wife by Warranty Deed from Sandra B. Ray, unmarried of record in Instrument No. 20151223-0129077 Register's Office for Davidson County, Tennessee, dated December 21, 2015 and recorded on December 23, 2015.

Being also known as 4415 Pecan Valley Rd, Nashville, Tennessee 37218-4214.

STATE OF_____
COUNTY OF _____

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
_____ day of March 2016.

_____
Affiant

My commission expires:
(Affix Seal)

_____
Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 16 day of March 2016.

Dennis Mangan
Name: Dennis Mangan

Delphine Mangan
Name: Delphine Mangan

STATE OF_____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dennis Mangan and Delphine Mangan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the ____ day of March 2016.

_____
Notary Public

My Commission Expires:

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss
County of Sonoma)

On March 16, 2016, before me, Barbara Johnston, notary public, personally appeared Dennis Mangan and Delphine Mangan who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Barbara Johnston
NOTARY PUBLIC, State of California

BARBARA JOHNSTON
Commission # 2008164
Notary Public - California
Sonoma County
My Comm. Expires Mar 21, 2017