BILL GARRETT, Davidson County
Trans:T20160074797 DEEDQC
Recvd: 08/26/16 14:08 3 pgs
Fees:17.00 Taxes:0.00
20160826-0089679

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
E. Joyce Watson, Trustee
Dale S. Watson Exempt
Family Trust
c/o David R. Watson
556 Midway Circle
Brentwood, TN 37027

Send Tax Bills To:
Same

Map and Parcel No.
070.13-0-124.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **E. Joyce Watson, Trustee, Dale S. Watson Exempt Family Trust U/A/D December 12, 2007**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **E. Joyce Watson, Trustee, 2015 Dale S. Watson Irrevocable Trust Agreement dated August 31, 2015,** ("Grantee"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Beginning at an existing iron pin in the southwesterly right-of-way line of Clarksville Pike, State Route No. 12, at the easterly corner of Lot 1 of the aforesaid subdivision; thence with said right-of-way line, South 56 degrees, 17 minutes, 27 seconds East, 148.06 feet to an existing iron pin; thence with the northwesterly line of that parcel of land conveyed to Mrs. Catherine J. Carney of record in Book 2303, Page 13, R.O.D.C., Tennessee, South 32 degrees, 14 minutes, 31 seconds West, 198.07 feet to an existing iron pin; thence, with the northeasterly lines of Lots 10, 7 and 6 of Hailey's Subdivision, a part of Block 5 in G.T. Sheegog Subdivision at Bordeaux of record in Book 547, page 155, R.O.D.C., Tennessee, North 58 degrees, 2 minutes, 51 seconds west, 198.00 feet to an existing iron pin; thence with the southeasterly line of Lot 2 of M & M Development Co. Subdivision of record in Book 6200, Page 340, R.O.D.C., Tennessee, North 32 degrees, 9 minutes, 40 seconds East, 99.50 feet to an existing iron pin; thence with the southwesterly line of Lot 1 of the Mays and Morgan Subdivision, of record in Book 6200, page 680, R.O.D.C., Tennessee, South 58 degrees, 09 minutes, 32 seconds east, 53.77 feet to an existing iron pin; thence with the southeasterly line of said Lot 1, North 34 degrees, 12 minutes, 33 seconds east, 37.02 feet to an existing iron pin; thence with said southeasterly line, North 27 degrees, 59 minutes, 02 seconds East, 66.17 feet to the point of beginning and containing 34,315 square feet or 0.788 of an acre.

Being the same property conveyed to **E. Joyce Watson, Trustee, Dale S. Watson Exempt Family Trust U/A/D December 12, 2007**, by Quitclaim Deed dated April 18, 2016, from **E. Joyce Watson, Successor Trustee, Dale S. Watson Revocable Living Trust U/A/D December 12, 2007**, of record in Instrument No. 20160426-0040531, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3115 Clarksville Pike, Nashville, TN 37218.**

(Description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 9 day of Aug., 2016.

Dale S. Watson Exempt Family
Trust U/A/D December 12, 2007

By: _____
E. Joyce Watson, Trustee
by David R. Watson, Attorney in Fact
Under Durable Power of Attorney
recorded in Instrument No. 20160426-0040530, Register's Office for Davidson County, Tennessee

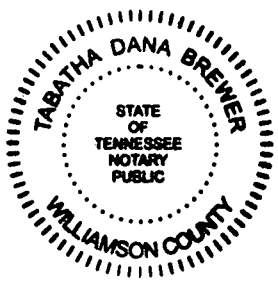
STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **E. Joyce Watson, Trustee by David R. Watson, Attorney in Fact Under Durable Power of Attorney recorded in Instrument No. 20160426-0040530 Register's Office for Davidson County, Tennessee**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9 day of August, 2016.

_____
Notary Public

My Commission Expires:
10/3/2018



STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is Zero Dollars ($0).

David R Watts
Affiant

Sworn to and subscribed to before me, this the 9 day of August, 2016.

Tabatha Dana Brewer
Notary Public

My Commission Expires:
10/3/2018

TABATHA DANA BREWER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY