BILL GARRETT, Davidson County
Trans:T20160088498 DEEDQC
Recvd: 10/07/16 09:55 8 pgs
Fees:42.00 Taxes:0.00
20161007-0106220

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Joe K. Sanders Joseph K. Sanders, Trustee, Affiant Subscribed and sworn to before me, this 4th day of October, 2016. Notary Public My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 8, 2019

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
Joseph K. Sanders and/or Karen J. Sanders, Trustees 1922 Baker Road Goodlettsville, Tennessee 37072	SAME	Map 012 00 0 Parcel 013.00 Map 012 00 0 Parcel 149.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Joseph K. Sanders and wife, Karen J. Sanders, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire

ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Joseph K. Sanders and/or Karen J. Sanders, Trustees of The Joseph and Karen Sanders Living Trust, established by the Revocable Trust Agreement of Joseph K. Sanders and Karen J. Sanders dated October 4, 2016,** as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 4th day of October, 2016.

Joe K. Sanders

Joseph K. Sanders

Karen J. Sanders

Karen J. Sanders

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph K. Sanders and Karen J. Sanders, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of October, 2016.

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 8, 2019

Notary Public

EXHIBIT A

Legal Descriptions

(Joseph K. Sanders and Joe K. Sanders are one and the same person.)

Map 012 00 0, Parcel 013.00 – 0 Baker Road, Goodlettsville, Tennessee 37072

Land in Davidson County, Tennessee, being Tract No. 5A, described according to an unrecorded survey by Kessinger & Associates, dated November 14, 1986, as follows:

BEGINNING at an iron pin in the south margin of Baker Road, said pin being located along the south margin of Baker Road from an iron pin marking the northwest corner of a tract of land which belongs to Annie Mai Tarpley, having a deed reference in Deed Book 6484, page 605, Register's Office for Davidson County, Tennessee, as follows: N 74 deg. 33' 48" W, 50.00 feet to an iron pin; thence N 74 deg. 07' 22" W, 50.00 feet to an iron pin; thence N 56 deg. 23' 14" W, 50.00 feet to an iron pin; thence N 56 deg. 05' 47" W, 369.04 feet to THE POINT OF BEGINNING, the northeast corner of this tract and continuing as follows, S 66 deg. 55' 05" W, 213.43 feet to an iron pin; thence S 33 deg. 47' 51" W, 878.91 feet to an iron pin; thence S 18 deg. 56' 09" E, 150.00 feet to an iron pin; thence S 51 deg. 29' 45" W, 1386.44 feet to an iron pin; thence S 6 deg. 23' 44" W, 23.20 feet to an iron pin; thence N 86 deg. 35' 37" W, with a new line, 300.00 feet to an iron pin; thence N 6 deg. 23' 44" E, continuing with a new line, 23.20 feet to an iron pin; thence N 44 deg. 07' 16" E, 810.41 feet to an iron pin in a fence line; thence S 71 deg. 11' 47" E, 103.40 feet to a fence post corner; thence N 6 deg. 54' 52" E, with a fence, 154.56 feet to an iron pin in a fence line; thence N 44 deg. 07' 16" E, 1686.84 feet to an iron pin in the south margin of Baker Road; thence S 56 deg. 05' 47" E, 200.00 feet to the point of beginning as surveyed by Kessinger & Associates, dated November 14, 1986.

RESTRICTIONS:
Any home constructed must contain a minimum of 1,600 square feet of improved living space excluding garages, carports and breezeways. No swine, poultry, junk vehicles, or mobile homes are permitted. No dirt may be removed.

Being the same property conveyed to Joseph K. Sanders and wife, Karen J. Sanders, by deed from James A. Petty, of record in Book 11583, page 614, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 0 Baker Road, Goodlettsville, Tennessee 37072.

Map 012 00 0, Parcel 149.00 - 1922 Baker Road, Goodlettsville, Tennessee 37072

PARCEL ONE:

Land in Davidson County, Tennessee, being Tract No. 6 described according to an unrecorded survey by Kessinger & Associates dated October 12, 1986 as follows:

Beginning at an iron pin in the south margin of Baker Road, said pin being located along the south margin of Baker Road from an iron pin marking the northeast corner of a tract of land which belongs to Michael Christian, having a deed reference in Deed Book 6093, page 126, Register's Office for Davidson County, Tennessee, S 70° 07' 50" E, 125.00 feet to the point of beginning, the northwest corner of this tract and continuing as follows, S 56° 05' 47" E, 200.00 feet to an iron pin in the south margin of Baker Road; thence with a new line as follows, S 44° 07' 16" W, 2664.57 feet to an iron pin; thence N 86° 35' 34" W, 929.08 feet to an iron pin in the east boundary of a tract of land which belong to Joyce Adkins, having a deed reference in Deed Book 5386, page 661, Register's Office for Davidson County, Tennessee; thence N 0° 28' 18" E, with a fence, 319.29 feet to a pipe marking a common corner to said tract of land which belongs to Joyce Adkins and a tract of land which belongs to Morris E. Ayers, having a deed reference in Deed Book 4028, page 107, Register's Office for Davidson County, Tennessee; thence N 2° 55' 15" E, with a fence, 380.87 feet to an iron pin in the east boundary of said tract of land which belongs to Morris E. Ayers; thence with a new line as follows, S 84° 46' 51" E, 950.00 feet to an iron pin; thence N 57° 50'23" E, 1512.94 feet to an iron pin; thence N 44° 07' 16" E, 454.90 feet to an iron pin; thence N 12° 47' 24" E, 229.74 feet to the point of beginning, containing 27.54 acres as surveyed by Kessinger & Associates, October 12, 1986.

RESTRICTIONS:
Any home constructed must contain a minimum of 1,600 square feet of improved living space excluding garages, carports and breezeways. No swine, poultry, junk vehicles, or mobile homes are permitted. No dirt may be removed.

No timber is to be cut without the Grantors' permission as long as Grantors' hold a mortgage on said property.

Being the same property conveyed to Joseph K. Sanders and wife, Karen J. Sanders, by deed from Edward B. Parker and wife, Lethia L. Parker, of record in Book 7033, page 992, Register's Office for Davidson County, Tennessee.

PARCEL TWO:

Land in Davidson County, Tennessee, being Tract No. 7 described according to an unrecorded survey by Kessinger & Associates, dated October 12, 1986 as follows:

Beginning at an iron pin in the south margin of Baker Road, tile northeast corner of a tract of land which belongs to Michael Christian, having a deed reference in Deed Book 6093, page 126, Register's Office for Davidson County, Tennessee, the northwest corner of this tract and continuing as follows, S 70° 07' 50" E, 125.00 feet to an iron pin in the south margin of Baker Road; thence with a new line as follows, S 12° 47' 24" W, 229.74 feet to an iron pin; thence S 44° 07' 16" W, 454.90 feet to an iron pin; thence S 57° 50,' 23" W, 1512. 94 feet to an iron pin; thence N 84° 46' 51" W, 950.00 feet to an iron pin in the east boundary of a tract of land which belongs to Morris E. Ayers, having a deed reference in Deed Book 4028, page 107, Register's Office for Davidson County, Tennessee; thence with the east boundary of said tract of land which belongs to Morris E. Ayers and a fence as follows, N 2° 55' 15" E, 564.40 feet to an iron pin; thence N 0° 35' -40" E, 395. 79 feet to an iron pin in the east boundary of said tract of land which belongs to Morris E. Ayers, the southwest corner of a tract of land which belongs to Charles K. West, having a deed reference in Deed Book 6646, page 360, Register's Office for Davidson County, Tennessee; thence S 84° 04' 26" E, generally following a fence, 1134.95 feet to an iron pin; thence continuing with the south boundary of Charles K. West as follows, S 83° 31' 18" E, with a fence, 73.06 feet; thence N 85° 05' 38" E, with a fence, 87.15 feet to an iron pin marking a common corner of said tract of land which belongs to Charles K. West and the southwest corner of said tract of land which belongs to Michael Christian; thence with a fence and the boundary of said tract of land which belongs to Michael Christian as follows, S 83° 43' 57' E, 235.00 feet to an iron pin; thence S 83° 43' 17" E, 165.50 feet to an iron pin; thence S 81° 10' 30" E, 388.67 feet to an iron pin; thence N 18° 58' 45" E, 343.69 feet to an iron pin; thence S 75° 38' 29 11 E, 200.22 feet to an iron pin; thence N 12° 47' 24" E, 306.15 feet to the point of beginning, containing 37.03 acres as surveyed by Kessinger & Associates, October 12, 1986.

RESTRICTIONS:
Any home constructed must contain a minimum of 1,600 square feet of improved living space excluding garages, carports and breezeways. No swine, poultry, junk vehicles, or mobile homes are permitted. No dirt may be removed.

No timber is to be cut without the Grantors' permission as long as Grantors' hold a mortgage on said property.

Being the same property conveyed to Joseph K. Sanders and wife, Karen J. Sanders, by deed from Edward B. Parker and wife, Lethia L. Parker, of record in Book 7034, page 15, Register's Office for Davidson County, Tennessee.

PARCEL THREE:

Land in Davidson County, Tennessee, being Tract No. 5B and Tract No. 5C, described according to an unrecorded survey by Kessinger & Associates dated November 14, 1986 as follows:

TRACT NO. 5B:

Beginning at an iron pin in the west boundary of tract No. 5 which was surveyed by Kessinger & Associates, October 12, 1986, said pin being located from an iron pin in the south margin of Baker Road which marks the northwest corner of a tract of land which belongs to Annie Mai Tarpley, having a deed reference in Deed Book 6484, page 605, Register's Office for Davidson County, Tennessee, as follows, N 74° 33' 48" W, 50.00 feet to an iron pin; thence N 74° 07' 22" W, 50.00 feet to an iron pin; thence N 56° 23' 14" W, 50.00 feet to an iron pin; thence N 56° 05' 47" W, 369.04 feet to an iron pin marking the northeast corner of said tract 5; thence N 56° 05' 47" W, 200.00 ~et to an iron pin marking the northwest corner of said tract 5; thence S 44° 07' 16" W, with the west boundary of said tract 5, 1686.84 feet to an iron pin in a fence, the point of beginning, the most northerly corner of this tact and continuing with a new line as follows, S 6° 54' 52" W, 154.56 feet to a fence post; thence N 71° 11' 47" W, with a fence, 103.40 feet to an iron pin in the west boundary of said tract 5; thence N 44° 07' 16" E, with the west boundary of said tract 5, 167.32 feet to the point of beginning, containing 0.18 acres as survey by Kessinger & Associates, November 14, 1986.

TRACT NO. 5C:

Beginning at an iron pin in the north boundary of a tract of land which belongs to H. V. Hitt, having a deed reference in Deed Book 1560, page 145, Register's Office for Davidson County, Tennessee, the southeast corner of a tract of land which belongs to Robert Blazer, having a deed reference in Deed Book 4953, page 132, Register's office for Davidson County, Tennessee, the southwest corner of this tract, the southwest corner of the original tract and continuing as follows, N 1° 17' 29" W, 176.15 feet to a concrete monument marking a common corner to said tract of land which belongs to Robert Blazer and a tract of land which belongs to Fred Clinard, having a deed reference in Deed Book 4876, page 925, Register's Office for Davidson County, Tennessee; thence N 0° 25' 42" E, 626. 71 feet to a concrete monument marking a common corner to said tract of land which belongs to Fred Clinard and a corner to said tract of land which belongs to Joyce Adkins, having a deed reference in Deed Book 5386, page 661, Register's Office for Davidson County, Tennessee; thence N 0° 35' 39" W, with a fence, 275.53 feet to an iron pin in the east boundary of said tract of land which belongs to Joyce Adkins; thence with a new line as follows, S 86° 35' 34" E, 929.08 feet to an iron pin; thence S 6° 23' 44" W, 23.20 feet to an iron pin; thence S 86° 35' 37" E, 300.00 feet to an iron pin in the east boundary of said 5 acre tract which was surveyed by Kessinger & Associates, October 12, 1986; thence S 6° 23' 44" W, with the east boundary of said 5 acre tract, 1175.77 feet to an iron pin in the north boundary of a tract of land which belongs to David W. Torr, having a deed reference in Deed Book 6552, page 935, Register's Office for Davidson County, Tennessee; thence N 83° 48' 19" W, 34.88 feet to an iron pin marking a common corner to said tract of land which belongs to David W. Torr and said tract of land which belongs to H. V. Hitt; thence N 80° 121 04" W, 1072.18 feet to the point of beginning, containing 30.27 acres as surveyed by Kessinger & Associates, November 14, 1986.

Being the same property conveyed to Joseph K. Sanders and wife, Karen J. Sanders, by deed from James A. Petty, of record in Book 7059, page 161, Register's Office for Davidson County, Tennessee.

PARCEL FOUR:

Land in Davidson County, Tennessee, being Tract No. 3 described according to an unrecorded survey by Kessinger & Associates dated October 12, 1986, as follows:

Beginning at an iron pin in the south margin of Baker Road, said pin being located along the south margin of Baker Road from an iron pin marking the northwest corner of a tract of land which belongs to Annie Mai Tarpley, having a deed reference in Deed Book 6484, page 605, Register's Office for Davidson County, Tennessee, as follows: North 74 degrees 33' 48" West, 50.00 feet to an iron pin; thence North 74 degrees 07' 22" West, 50. 00 feet to the point of beginning, the northeast corner of this tract and continuing with a new line as follows, South 30 degrees 19' 32" west 430.00 feet to an iron pin; thence South 47 degrees 24' 21" West 1838.23 feet to an iron pin; thence South 6 degrees 21' 50" West 1223.28 feet to an iron pin in the north boundary of a tract of land which belongs to David W. Torr, having a deed referenced in Deed Book 6552, Page 935, Register's Office for Davidson County, Tennessee; thence North 83 degrees 48' 19" West generally following a fence, 500.00 feet to an iron pin in the north boundary of said tract of land which belongs to David W. Torr; thence with a new line as follows: North 6 degrees 23' 44" East 1198.97 feet to an iron pin; thence North 51 degrees 29' 45" West passing an iron pin at 1386. 44 feet, continuing on 2591.27 feet in all to an iron pin in the south margin of Baker Road; thence with the south margin of Baker Road, South 56 degrees 23' 14 11 East 50.00 feet to the point of beginning, containing 27.76 acres as surveyed by Kessinger & Associates, October 12, 1986.

RESTRICTIONS: Any home constructed must contain a minimum of 1,600 square feet of improved living space excluding garages, carports and breezeways. No swine, poultry, junk vehicles, or mobile homes are permitted. No dirt may be removed.

No timber is to be cut without the Granters' permission as long as Granters' hold a mortgage on said property.

Being the same property conveyed to Joe K. Sanders and wife, Karen J. Sanders, by deed from James E. Thornton and wife, Faye J. Thornton, of record in Book 7971, page 344, Register's Office for Davidson County, Tennessee.

This property is subject to an easement of record in Book 8313, page 48, Register's Office for Davidson County, Tennessee.

* * * *

INCLUDED in the above descriptions but **EXCLUDED** from this conveyance is an approximately 12.04 acre tract conveyed to David W. Torr and wife, Karen C. Torr, by deed from Joe K. Sanders and wife, Karen J. Sanders, of record in Book 8307, page 490, Register's Office for Davidson County, Tennessee, described as follows:

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, described according to a survey dated October 7, 1989, by Jack L. Head, Registered Land Surveyor, No. 670, as follows:

Beginning at an iron pin in the north property line of David W. Torr whose Deed is found in Deed Book 6552, page 935, Register's Office for Davidson County, Tennessee, said pin being the most southwest corner of a tract of land owned by James E. Thornton and found in Deed Book 7034,page 34, Register's Office for Davidson County, Tennessee, and continuing as follows: with the north line of Torr South 83 degrees 48' 19" East 500 feet to an iron pin; thence North 6 degrees 21' 50" East 1,050 feet to an iron pin; thence North 83 degrees 48' 20" West 499.42 feet to an iron pin; thence South 6 degrees 23' 44" West 1,050 feet to the point of beginning, containing 12.04 acres, more or less.

Being the same property conveyed to David W. Torr and wife, Karen C. Torr, by deed from Joe K. Sanders and wife, Karen J. Sanders, of record in Book 7974, page 835, and corrected in Book 8307, page 490, Register's Office for Davidson County, Tennessee.

This is improved property known as 1922 Baker Road, Goodlettsville, Tennessee 37072.