BILL GARRETT, Davidson County
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20170120-0006583

THIS INSTRUMENT PREPARED BY:
JORDAN B. OSBORN, ESQ.
RAMSEY, THORNTON & BARRETT, PLC
10200 RAMSEY WAY
DICKSON, TENNESSEE 37055
RT4096-01 (CHIC 12851)

Based on the information provided by the parties, no title search was requested or performed.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, I, JENNIFER LYNNE OAKLEY, also known as JENNIFER OAKLEY, convey and quitclaim unto JENNIFER LYNNE OAKLEY, Trustee of THE JENNIFER LYNNE OAKLEY FAMILY TRUST, her successors and assigns, all of my right, title and interest in and to the following described real estate, to wit:

Lying and being situated in the 35th Council District of the Metropolitan government of Nashville and Davidson County, Tennessee; located at the south end of Indian Creek Road, and being more particularly described as follows:

BEGINNING at the Southwest corner of the Lands of Jennifer L. Oakley as described in the deed recorded May 20, 1999 in Deed Book 11488 at Page 151 in the Davidson County Register's Office, said Southwest corner being at the easterly right of way line of Indian Creek Road and being a point on the North line of the Lands of The Annie Belle Buttrey Revocable Living Trust as described in the deed recorded March 17, 2003 under Document Number 20030317-0035096 in the Davidson County Register's Office, and said Southwest corner being marked by a set ¾ inch iron pipe with cap stamped RLS 2893, from which a found ½ inch rebar at the Northwest corner of said Lands of Oakley lies North 6 degrees 48 minutes 41 seconds East 249.79 feet; thence along the common line between said Lands of Oakley and said Lands of Buttrey South 77 degrees 21 minutes 58 seconds East 595.32 feet to a 15 inch Hickory at a fence corner with a set tag stamped RLS 2893 nailed to the side of said 15 inch Hickory, said 15 inch Hickory also being a West corner of the Lands of James S. Bogle as described in the deed recorded February 7, 2011 under Document Number 20110207-0010891 in the Davidson County Register's Office and from which a found ½ inch rebar at the Southeast corner of said Lands of Oakley lies South 77 degrees 21 minutes 58 seconds East 22.55 feet; thence along the common line between said Lands of Bogle and said Lands of Buttrey South 18 degrees 50 minutes 32 seconds West 286.21 feet to a 12 inch Hickory in a fence with a set tag stamped RLS 2893 nailed to the side of said 12 inch Hickory, continuing South 18 degrees 50 minutes 32 seconds West 75.82 feet to a set ¾ inch iron pipe with cap stamped RLS 2893, South 21 degrees 00 minutes 38 seconds East 308.45 feet to an 18 inch Dead tree in said fence with a tag stamped RLS 2893 nailed to the side of said Dead tree, continuing South 21 degrees 00 minutes 38 seconds East 37.90 feet to a set ¾ inch iron pipe with cap stamped RLS 2893, South 45 degrees 25 minutes 03 seconds East 194.88 feet to a 15 inch Hickory in said fence with a set tag stamped RLS 2893 nailed to the side of said 15 inch Hickory, continuing South 45 degrees 25 minutes 03 seconds East 65.30 feet to a set ¾ inch iron pipe with cap stamped RLS 2893, South 0 degrees 08 minutes 18 seconds East 61.52 feet to a 24 inch Oak in said fence with a tag stamped RLS 2893 nailed to the side of said 24 inch Oak, and continuing South 0 degrees 08 minutes 18 seconds East 234.72 feet to the most Northerly corner of the Lands of South Central Communications Corporation as described in the deed recorded May 3, 1988 in Deed Book 7482 at Page 356 in the Davidson County Register's Office, said Northerly corner being marked by a found ½ inch iron pipe next to a stump at a corner of said fence; thence along the exterior lines of said Lands of Buttrey South 44 degrees 33 minutes 03 seconds West 516.67 feet to

a found iron post, South 11 degrees 00 minutes 18seconds East 205.60 feet to a found iron post, South 41 degrees 27 minutes 07seconds West 248.89 feet to an iron post, South 66 degrees 39 minutes 44 seconds West 458.04 feet to a found iron post, and South 38 degrees 40 minutes 00 seconds West 787.36 feet to a West corner of the Lands of Phillip and Deborah Denning as described in the deed recorded March 10, 1977 in Deed Book 5122 at Page 983 in the Davidson County Register's Office, said West corner being marked by a found iron rod and also being the Northeast corner of the Lands of Phillip and Deborah Denning as described in the deed recorded June 1, 2005 under Document Number 20050601-0061853 in the Davidson County Register's Office; thence continuing along said exterior lines of the Lands of Buttrey and along the north line of said Lands of Denning as described in Document Number 20050601-0061853, and then the north line of the Lands of Buist and Mary Richardson as described in the deed recorded March 14, 2007 under Document Number 20070314-0031389 in the Davidson County Register's Office, and then the north line of the Lands of Joseph H. Richards as described in the deed recorded August 1, 2005 under Document Number 20050801-0089593 in the Davidson County Register's Office South 89 degrees 21 minutes 03 seconds West 1150.03 feet to the Northwest corner of the Lands of Vicki L. Poplin as described in the deed recorded January 20, 2012 under Document Number 20120120-0005879 in the Davidson County Register's Office, said Northwest corner being marked by a found ½ inch rebar and also being a point in the east line of the Lands of Nancy Armetta and Stephen Qubeck as described in the deed recorded June 3, 1987 in Deed Book 7256 at Page 303 in the Davidson County Register's Office; thence along the common line between said Lands of Armetta and said Lands of Buttrey North 34 degrees 24 minutes 22 seconds West 78.64 feet to the Southeast corner of the Lands of Emily Sue Choate as described in the deed recorded October 21, 2011 under Document Number 20111021-0082047 in the Davidson County Register's Office, said Southeast corner being marked by a found ½ inch rebar with cap stamped RLS 1444; thence along the common line between said Lands of Emily Sue Choate and said Lands of Buttrey North 2 degrees 50 minutes 01 seconds West 1452.42 feet to the Northeast corner of said Lands of Emily Sue Choate, said Northeast corner being marked by a found ½ inch rebar with cap stamped RLS 1444 and also being the Southeast corner of the Lands of Emily S. Choate as described in the deed recorded October 14, 2011 under Document Number 20111014-0079953 in the Davidson County Register's Office; thence along the common line between said Lands of Emily S. Choate and said Lands of Buttrey North 2 degrees 47 minutes 37 seconds West 389.50 feet to the Northeast corner of said Lands of Emily S. Choate, said Northeast corner being marked by a found ½ inch rebar and also being the Southeast corner of the Lands of Indian Creek Partners as described in the deed recorded February 17, 2000 under Document Number 20000217-0016273 in the Davidson County Register's Office; thence along the common line between said Lands of Indian Creek Partners and said Lands of Buttrey North 4 degrees 01 minutes 29 seconds West 846.36 feet to a 42 inch Oak at a fence corner with a set tag stamped RLS 2893 nailed to the side of said 42 inch Oak, said 42 inch Oak being the Southwest corner of the Lands of Phillip and Jacqueline Martin as described in the deed recorded April 20, 1976 in Deed Book 5017 at Page 121 in the Davidson County Register's Office and from which a found ½ inch rebar at a West corner of said Lands of Martin lies North 4 degrees 01 minutes 29 seconds West 191.31 feet; thence along the common line between said Lands of Martin and said Lands of Buttrey North 75 degrees 27 minutes 08 seconds East 1055.38 feet to a South corner of said Lands of Martin, said South corner being marked by a found ½ inch rebar and also being the Southwest corner of the Lands of Juanita S. Leonard as described in the deed recorded February 5, 2003 under Document Number 20030205-0016164 in the Davidson County Register's Office; thence along the common line between said Lands of Leonard and said Lands of Buttrey North 76 degrees 41 minutes 53 seconds East 470.19 feet to a found ½ inch rebar with cap stamped RLS 1493, South 55 degrees 24 minutes 32 seconds East 39.64 feet to a found ½ inch rebar with cap stamped RLS 1493, South 73 degrees 23 minutes 45 seconds East 38.65 feet to a found ½ inch rebar with cap stamped RLS 1493, South 83 degrees 24 minutes 36 seconds East 40.63 feet to a found ½ inch rebar with cap stamped RLS 1493, and South 56 degrees 17 minutes 00 seconds East 401.29 feet to a found ½ inch rebar at the westerly right of way line of said Indian Creek Road; thence along said exterior lines of the Lands of Buttrey South 56 degrees 17 minutes 00 seconds East 25.97 feet to a set nail and tag stamped RLS 2893 in said Indian Creek Road, and South 77 degrees 21 minutes 58 seconds East 26.98 feet to the point of beginning; excluding there from 4.974 acres lying within the Lands of The Henry C. Barnes and/or Martha M.

Barnes Revocable Living Trust as described below, leaving 143.483 total acres, of which 0.727 acres are contained within the 50 feet wide right of way of Indian Creek Road, leaving 142.756 net acres, according to a survey conducted in May 2012 by Shon S. Keeton, R.L.S. 2893, of Fairview, Tennessee; and from a survey conducted in November 2000 by Kenneth W. Morton, R.L.S. 623, of Nashville, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED from this conveyance is property belonging to The Henry C. Barnes and/or Martha M. Barnes Revocable Living Trust as described in the deed recorded March 11, 2003 under Document Number 20030311-0031790 in the Davidson County Register's Office, and being more particularly described as follows:

Commencing at the Southwest corner of the Lands of Jennifer L. Oakley as described in the deed recorded May 20, 1999 in Deed Book 11488 at Page 151 in the Davidson County Register's Office, said Southwest corner being at the easterly right of way line of Indian Creek Road and being a point on the North line of the Lands of The Annie Belle Buttrey Revocable Living Trust as described in the deed recorded March 17, 2003 under Document Number 20030317-0035096 in the Davidson County Register's Office, and said Southwest corner being marked by a set ¾ inch iron pipe with cap stamped RLS 2893, from which a found ½ inch rebar at the Northwest corner of said Lands of Oakley lies North 6 degrees 48 minutes 41 seconds East 249.79 feet; thence along said easterly right of way line South 6 degrees 48 minutes 41 seconds West 145.85 feet, along the arc of a curve to the left having a radius of 375.00 feet through a central angle of 6 degrees 26 minutes 01 seconds an arc distance of 42.11 feet with a chord bearing and distance of South 3 degrees 35 minutes 41 seconds West 42.09 feet, South 0 degrees 22 minutes 40 seconds West 10.12 feet, along the arc of a curve to the right having a radius of 325.00 feet through a central angle of 45 degrees 31 minutes 51 seconds an arc distance of 258.27 feet with a chord bearing and distance of South 23 degrees 08 minutes 36 seconds West 251.52 feet, and South 45 degrees 54 minutes 31 seconds West 47.16 feet to the most Northern corner of the Lands of The Henry C. Barnes and/or Martha M. Barnes Revocable Living Trust as described in the deed recorded March 11, 2003 under Document Number 20030311-0031790 in the Davidson County Register's Office, said most Northern corner being marked by a set ¾ inch iron pipe with cap stamped RLS 2893 and also being the TRUE POINT OF BEGINNING; thence along the exterior lines of said Lands of Barnes South 39 degrees 50 minutes 29 seconds East 185.00 feet to a found ½ inch rebar in the flow line of a small ditch, South 59 degrees 05 minutes 29 seconds East 164.00 feet to a found ½ inch rebar with cap stamped RLS 623, South 49 degrees 55 minutes 29 seconds East 303.80 feet to a found ½ inch rebar, South 43 degrees 51 minutes 37 seconds West 387.00 feet to a found ½ inch rebar, North 44 degrees 23 minutes 02 seconds West 572.75 feet to a point in the center of Indian Creek from which a 36 inch Sycamore at the westerly side of said Indian Creek with a tag stamped RLS 2893 nailed to the side of said Sycamore lies South 61 degrees 34 minutes 57 seconds West 20.00 feet; thence continuing along said exterior lines of the Lands of Barnes and along said Indian Creek North 36 degrees 19 minutes 49 seconds East 148.71 feet, and North 26 degrees 15 minutes 42 seconds West 64.58 feet; thence leaving said Indian Creek and continuing along said exterior lines of the Lands of Barnes North 45 degrees 54 minutes 31 seconds East 163.65 feet to the true point of beginning, containing 4.974 acres, according to a survey conducted in May 2012 by Shon S. Keeton, R.L.S. 2893, of Fairview, Tennessee; and from a survey conducted in November 2000 by Kenneth W. Morton, R.L.S. 623, of Nashville, Tennessee.

Being the same property conveyed to Jennifer Oakley by deed from Maxine Barnes, as Successor Trustee of The Annie Belle Buttrey Revocable Living Trust dated March 13, 2003, and as amended on February 16, 2011, dated February 22, 2013, and of record in Instrument Number 20130304-0021436, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right of way of Indian Creek Road.

This conveyance is subject to all matters as shown on the survey by A + Grade Land Surveying, Tennessee R. L. S. No. 2893, dated May 24, 2012.

This conveyance is subject to a life estate as reserved for Annie Belle Buttrey by Maxine Barnes, as Successor Trustee for The Annie Belle Buttrey Revocable Trust, dated March 13, 2003, and as amended on February 16, 2011, in the deed of record in Instrument Number 20130304-0021436, in the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND this 12th day of January, 2017.

JENNIFER LYNNE OAKLEY

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, JENNIFER LYNNE OAKLEY, with whom I am personally acquainted or who proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 12 day of January, 2017.

JORDAN B. OSBORN STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY, TN My Comm. Expires Jan. 25, 2017

NOTARY PUBLIC

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $ 0 .

AFFIANT

Subscribed and sworn before me this 12 day of January, 2017.

JORDAN B. OSBORN STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY, TN My Comm. Expires Jan. 25, 2017

NOTARY PUBLIC

My Commission Expires: _____

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Map: 100
Parcel: 11.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
JENNIFER LYNNE OAKLEY, TRUSTEE
P.O. Box 90295
Nashville, TN 37209