BILL GARRETT, Davidson County
Trans:T20170027639 DEEDQC
Recvd: 04/03/17 09:41 3 pgs
Fees:17.00 Taxes:0.00
20170403-0031957

Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.
MARK SAGERS 4394 BULL RUN ROAD ASHLAND CITY, TN 37015	~~HERITAGE BANK~~ OWNER 108 ~~CUMBERLAND~~ ST. ~~ASHLAND CITY, TN 37015~~	MAP 55, PARCEL 9

KNOW ALL MEN BY THESE PRESENTS:

That COURTNEY SAGERS, (being one and the same as COURTNEY MARIE SAGERS) Grantor, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Circuit Court for Davidson County, Tennessee, between MARK SAGERS (being one and the same as MARK BOWMAN SAGERS), Plaintiff, and COURTNEY MARIE SAGERS, Defendant, does hereby demise, release, and forever quitclaim unto the said, MARK SAGERS, his heirs, successors and assigns, all of her title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, bound and described as follows, to-wit:

BEGINNING at an iron pin in the northerly margin of Bull Run Road; Thence, with the northerly margin of Bull Run Road, South 65 degrees 15' 06" West, 212.18 feet to an iron pin; Thence, leaving the northerly margin of Bull Run Road, North 11 degrees 11'38" West, 379.86 feet to an iron pin; Thence, South 65 degrees 15' 16" West 208.00 feet to an iron pin; Thence, South 11 degrees 11' 38" East; 16.00 feet to an iron pin; Thence, South 64 degrees 51' 17" West 792.05 feet to an iron pin; Thence North 13 degrees 55' 09" West, 400.00 feet to an iron pin; Thence, North 89 degrees 42' 06" West 75.00 feet to an iron pin; Thence; North 13 degrees 01' 37' West, 1,566.42 feet to an iron pin; Thence, South 86 degrees 37' 28" East, 1,716.96 feet to an iron pin; Thence, South 1 degree 44' 01" West 1,546.74 feet to an iron pin; Thence, South 13 degrees 3' 00" East, 115.15 feet to the point of BEGINNING, containing 2,463,219 square feet (56.55 acres), more or less.

Being a portion of the same property conveyed to E. N. RICHARDSON and wife, CLARA RICHARDSON, by Warranty Deed from Melvin E. Wayman and wife, Ann F. Williams Wayman, dated August 23, 1955, recorded September 2, 1955, in Book 2448, page 581, Register's Office for Davidson County, Tennessee and by Warranty Deed from James L. Williams and wife, Doris Irene Williams, dated December 7, 1959, recorded December 7, 1959, in Book 2996, page 581, Register's Office for Davidson County, Tennessee. The said E.N. Richardson being the same

person as Elner N. Richardson and Elner N. Richardson, Sr. The said Clara Richardson died and by operation of law, the property vested in her surviving spouse, Elner N. Richardson. Elner N. Richardson married Hazel Jean Witley Richardson on October 4, 1996. The said Elner N. Richardson and Hazel Jean Whitley Richardson divorced, see Docket No. 96-3293, on July 18, 1997. Pursuant to the Final Decree of Divorce, any and all rights, title and interest the said Hazel Jean Whitley Richardson possessed in the aforesaid real property was divested from her and vested in the said Elner N. Richardson by Quitclaim Deed of record in Book 10692, page 729, Register's Office for Davidson County, Tennessee. Elner N. Richardson, Sr. died unmarried on March 16, 1998, and by his Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, Docket No. 98P-682, in Will Book 220, page 222, the property vested solely in his son, ELNER NEWSOM RICHARDSON, JR. SAID will having been recorded on June 2, 2005, Instrument Number 20050602-0062387, Register's Office for Davidson County, Tennessee.

Being the same property as conveyed to MARK SAGERS and wife, COURTNEY SAGERS, as tenants by the entirety by Warranty Deed from Elner Newsom Richardson, Jr. and wife, Eva Carol Richardson, dated June 16th, 2005, recorded June 21, 2005 at Instrument Number 20050621-0070816, Register's Office for Davidson County, Tennessee by deed from the Estate of Willie Bell Winters dated the same date and being recorded in instrument 20011108-0123164, in the Register's Office for Davidson County, Tennessee.

This is unimproved property known as 4394 Bull Run Road, Ashland City, Tennessee 37015.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEEDS OF RECORD.

The said MARK SAGERS, hereby agrees to pay and agrees to hold COURTNEY SAGERS, harmless from one original Deed of Trust Note in favor of Heritage Bank said note bearing an original unpaid principal balance of $135,000.00, as evidenced by a Deed of Trust of record filed with Instrument No. 20050621-0070817 recorded on June 21, 2005, Pgs. 1-10, in the Register's Office, Davidson County, Tennessee.

The actual consideration on this transfer is $0.

STATE OF TENNESSEE)
)
COUNTY OF Cheatham)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named COURTNEY SAGERS, the Grantor, with whom I am personally acquainted, who acknowledged to me that she executed the QUIT CLAIM DEED for the purposes therein contained.

Courtney Sagers
COURTNEY SAGERS
Grantor

Sworn to and subscribed before me
this 10th day of March, 2017.

Jocelyn Waynick
NOTARY PUBLIC

My Commission Expires: 01-02-19

JOCELYN WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE)
)
COUNTY OF Cheatham)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named MARK SAGERS, the Grantee, with whom I am personally acquainted, who acknowledged to me that he executed the QUIT CLAIM DEED for the purposes therein contained.

MARK SAGERS
Affiant/Grantee

Sworn to and subscribed before me
this 31 day of March, 2017.

NOTARY PUBLIC

My Commission expires: 1/8/18

SAM BANCROFT
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY