BILL GARRETT, Davidson County
Trans:T20170033496 DEEDQC
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20170420-0039002

THIS INSTRUMENT PREPARED BY:
GREGORY M. GALLOWAY
ATTORNEY AT LAW
101 Antioch Pike, Suite 100
Nashville, Tennessee 37211
(615) 333-1933

QUITCLAIM DEED

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
JOHN BRACKEEN 595 ST. BLAISE GALLATIN, TN 37066	(Same)	Map 074 Parcel 20, 21, & 22

FOR AND IN CONSIDERATION of Ten (10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Ken Baldwin, unmarried, do hereby quitclaim and convey unto the said JOHN BRACKEN, her successors and assigns, all his right title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being a tract of land in the 11th Civil District, Davidson County, Tennessee, being Lots No. 1, 2 & 3 of the Sam Dismukes Land as shown on the plan of record in Book 421, page 150, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the east line of the west half of Lot No. 6 on the plan of the land of James M. Wray, deceased, as of record in Minute Book "J" page 323, of the County Court of said County, said point being the southwest corner of the tract of land conveyed by Sam Dismukes and wife, to Adam Dismukes, by deed of record in Book 196, page 97, said Register's Office; running thence south 4¼ degrees west 605 feet to the Cumberland River;; thence with said river, south 78¼ east 306 feet; thence east 194 feet; thence east 162 feet; thence north 82½ degrees east 92 feet; thence north 82½ degrees east 255 feet, thence north 4¼ degrees east 1462 feet, thence north 82½ degrees west 545 feet, thence south 34½ degrees west 948 feet; thence north 85¼ degrees west 445 feet to the point of beginning.

Being the same property conveyed to John R. Wilson by deed of record in Book 1416, page 190, Register's Office, Davidson County, Tennessee; and to The John R. Wilson and/or Lucille G. Wilson Revocable Living Trust by quitclaim deed of record in instrument #20050707-0078547, Register's Office, Davidson County, Tennessee. Notarized Summary of Trust of The John R. Wilson Revocable Living Trust Agreement of record in instrument #200550707-0078546, Register's Office Davidson County, Tennessee, provides for designation of First Successor Trustee, Regina Woodard, upon end of term of the original Trustee, John R, Wilson and/or Lucille G. Wilson, who are deceased.

INCLUDED IN THE ABOVE DESCRIBED TRACT OF LAND BUT SPECIFICALLY EXCLUDED THEREFROM ARE THE FOLLOWING PARCELS:

EXCLUDED PARCEL 1:
Land in Davidson County, Tennessee, beginning at a point located in the westerly right-of-way line of Neely's Bend Road, said point being the south easterly corner of property conveyed to Clora B. Howell and Juanita B. Howell by quitclaim deed of record in Book 6088, page 260, Register's Office, Davidson County, Tennessee, and being the northeasterly corner of the herein described tract; thence with westerly right-of-way line of Neely's Bend Road south 4 degrees 15 minutes 00 seconds W, 1072.87 feet to an iron rod; thence leaving said right-of-way line with a new line and severing the John R. Wilson property north 84 degrees 48 minutes 15 seconds W, 934.10 feet to an iron rod; thence leaving said line with the easterly line of another property conveyed to Cleora B. Howell and Juanita B. Howell, N 4 degrees 15 minutes 00 seconds, 144.00 feet to an iron rod located at the fence corner, thence continuing S 84 degrees 48 minutes 15 seconds E, 431.82 feet to an existing iron pin located at the fence corner; thence N 4 degrees 15 minutes 00 seconds E, 946.90 feet to an iron rod located at the fence corner; thence leaving said line with the southerly line of the aforementioned Cleora B. Howell an Juanita B. Howell property, S 82 degrees 45 minutes 00 seconds E, 502.90 feet to an existing iron pin and the point of beginning, containing 605,500 square feet or 13.90 acres, the same more or less according to as survey by Benny M Cantrell, Tennessee RLS 1638, PO Box 293192, Nashville, TN 37229.

Being the same property conveyed to CLS Investment Properties, Inc., by deed of record in instrument #20060206-0014179, Register's Office Davidson County, TN.

EXCLUDED PARCEL 2:
Land in Davison County, Tennessee, beginning at a point in the present west margin of Neely's Bend Road opposite Survey Station 307-75 at the line of W.H. Howell property; thence north 83 degrees 28 minutes west 12 feet to a point in the proposed west margin of said road; thence south 6 degrees 32 minutes west along a line located parallel to and 25 feet westerly from the center line 1400 feet to a point; thence south 83 degrees 28 minutes east 12 feet to a point in the present west margin Of Neely's Bend Road; thence with the margin of same north 6 degrees 32 minutes east 1400 feet to the beginning.
Being the same property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, by deed of record in Book 4211, page 595, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Ken Baldwin by deed from The John R. Wilson and/or Lucilla G. Wilson Revocable Living Trust, Regina Woodard, First Successor Trustee; dated June 19, 2009, of record in Instrument No. 20090701-0061379 Register's Office for Davidson County, Tennessee.

This is unimproved property know as 2344 NEELYS BEND RD., NASHVILLE, TN 37115.

Witness my hand this 20 day of April, 2017.

Ken Baldwin

KEN BALDWIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named, Grantors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 20th day of April, 2013.

My commission expires: 3-20-17 NOTARY PUBLIC

GREGORY W. GALLOWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for the transfer is $_____-0-_____

Ken Baldwin
Affiant

Subscribed and sworn to before me, this the 20th day of April, 2017
My commission expires: 3-20-19 (Affix Seal) Notary Public

GREGORY W. GALLOWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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