BILL GARRETT, Davidson County
Trans:T20170053013 DEEDQC
Recvd: 06/21/17 09:35 6 pgs
Fees:32.00 Taxes:0.00
20170621-0062357

Prepared by:
Fred E. Burke
234 First Ave. S.
Franklin, TN 37064

The actual consideration or value, whichever is greater, for this transfer is $00.00.

AFFIANT
Sworn to and subscribed to before me, this 2nd day of ~~October~~, 2015.
June 2017

NOTARY PUBLIC

My commission expires: February 19, 2020

JILL A. BIRGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

The information contained in this document was furnished by the parties.

ADDRESS OF NEW PROPERTY OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL**
David T. West 5161 Ridge Road Joelton, TN 37080	Same	Map 37-32/28-43; 37-32/28-44 Parcel 37-16/28-37-19/14.02

QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that on this the ____ day of October, 2015, for and in consideration of the sum of zero (0) dollars and other good and valuable consideration, the undersigned, **Matthew Tyler Birk**, Grantor, does hereby bargain, sell, release, remise, quit claim, and convey unto Pam West Perry, David West, Susan Perry West, and Sandra Moore, hereinafter referred to as Grantees, all right, title, and interest that I have, in and to the following real estate, to wit:

TRACT I

Situated approximately 7 miles east from Ashland City, and described according to a copy of a survey made by Ernest Medlin, dated July 1, 1962, and revised July 15, 1963, as follows:

Beginning at a iron pipe, the original southeast corner of a tract of land conveyed to J. J. Abernathy, Sr., and wife, by deed of record in Book 785, page 224, Register's Office for said County, and running thence south 52 degrees west 145.0 feet to a point 5 feet to a point in the center of a branch in a hollow, thence down the center of said hollow with said branch and its various meanders as follows: south 30 degrees east 140.25 feet, south 37 degrees east 346.5 feet, south 55 degrees 30 minutes east 90.75 feet, south 24 degrees 30 minutes east 149.5 feet, south 44 degrees 30 minutes east 99.0 feet, south 33 degrees east 214.5 feet, south 54 degrees east 82.5 feet, south 11 degrees east 214.5 feet, south 32 degrees 30 minutes east 156.75 feet, south 16 degrees east 198.0 feet, south 23 degrees 15 minutes east 423.75 feet, south 1 degree 15 minutes east 297.0 feet, south 20 degrees east 269.35 feet passing a spring 16 feet east of this line; thence south 17

degrees west 49.5 feet to a point in the center of a culvert running under Old Marrowbone Road, thence with the center of said Road south 50 degrees 31 minutes west 66.0 feet to a point; thence continuing with the center of said road south 27 degrees 18 minutes west 198 feet to a point; thence crossing the present Little Marrowbone Road south 1 degree 28 minutes west 275.7 feet to a point on an island in the middle of Marrowbone Creek, same being a common corner of Kelly, west and Hooper, thence south 69 degrees 32 minutes east 264 feet to a point, thence south 86 degrees 02 minutes east 181.5 feet to a point in the center of a branch, thence south 40 degrees east 66.0 feet to a point in the center of said branch, thence with said branch and its various meanders as follows: south 55 degrees 30 minutes east 59.5 feet, south 22 degrees east 165 feet, south 50 degrees east 49.5 feet, south 11 degrees 30 minutes east 156.75 feet, south 26 degrees 30 minutes west, 57.75 feet, south 41 degrees east 171.5 feet, south 70 degrees 30 minutes east 90.75 feet, south 25 degrees east 205 feet, south 56 degrees east 132.0 feet, south 9 degrees 15 minutes east 66.0 feet, south 56 degrees 30 minutes east 251.62 feet; thence leaving said branch north 89 degrees 30 minutes west 1071.50 feet to an iron pin; thence south 2 degrees 30 minutes west 523.60 feet to an iron pin; thence south 74 degrees west 276.7 feet to an iron pin, thence north 76 degrees 03 minutes west 879.1 feet to a point, thence north 13 degrees west 1331.0 feet to a point 16 feet westerly of a 24 inch Beech Tree, thence crossing Marrowbone Creek north 62 degrees west 660 feet to a spike in the center of the present Little Marrowbone Road in line with the inlet end of a culvert; thence with the center of said road north 38 degrees 48 minutes east 65.23 feet to a point in the center of said Road; thence with the center line of said Road 226.05 feet to a spike, thence north 53 degrees 18 minutes west 168.5 feet to a point near twin 15 inch White Oaks, thence south 79 degrees 05 minutes west 190.6 feet to a point near an 18 inch White Oak thence south 67 degrees 55 minutes west 62.5 feet to a point in the center of a branch, thence with the center of said branch and its various meanders as follows: north 12 degrees west 330 feet, north 22 degrees 30 minutes west 92.4 feet, north 32 degrees 30 minutes west 151.8 feet, north 24 degrees west 165 feet, north 18 degrees west 198 feet, north 12 degrees 30 minutes west 297 feet, thence north 5 degrees east 445 feet to a point, thence north 18 degrees east 264 feet to a point, thence north 16 degrees west 339.9 feet to a point, thence north 30 degrees west 957.7 feet to a point in the center line of Ridge Road, thence with the center line of said road, north 63 degrees 19 minutes east 304.56 feet to a point, thence curving easterly with center line of said Road 372.90 feet to a point, thence with said center line south 72 degrees 01 minute east 114.0 feet to a spike, thence south 2 degrees 28 minutes east 162.5 feet to an iron pin; thence south 87 degrees 32 minutes east 360.4 feet to an iron pin, thence north 2 degrees 28 minutes east 108 feet to an iron pin, thence north 9 degrees 32 minutes west 83.43 feet to a spike in the center of said Ridge Road, thence curving northeasterly with the center line of said Road 128.68 feet to a spike; thence south 27 degrees east 177.08 feet to an iron pin, thence south 87 degrees 32 minutes east 577.76 feet to the beginning, and containing 230 acres, more or less.

Being part of the same property conveyed to L. F. West, Jr., and wife, Joan Warnack West; by deed of record in Book 2798, page 357, and by deed of record in Book 3461, page 512, Register's Office for Davidson County, Tennessee.

TRACT II

Land in the 14th Civil District of Davidson County, Tennessee, and according to a copy of a survey dated June 18, 1966, made by Roy B. Brantley, Jr., is described as follows:

Beginning at an iron pipe, the original southeast corner of a tract of land conveyed to J. J. Abernathy, Sr., and wife, by deed of record in Book 785, page 224, Register's Office for said County, and the northwest corner of a tract of land conveyed to L. F. West, Jr., and wife, of record in Book 2798, page 357, said Register's Office; thence with said West's easterly boundary line, south 52 degrees west 145.0 feet to a point 5 feet from a 24 inch Ash tree; thence south 22 degrees east 346.5 feet to a point in the center of a branch in a hollow, thence down the center of said hollow with said branch and its various meanders as follows: south 30 degrees east 140.25 feet, south 37 degrees east 346.5 feet, south 55 degrees 30 minutes east 90.75 feet, south 24 degrees 30 minutes east 149.5 feet south 44 degrees 30 minutes east 99.0 feet, south 33 degrees east 214.5 feet, south 54 degrees east 82.5 feet, south 11 degrees east 214.5 feet, south 32 degrees 30 minutes east 156.75 feet, south 16 degrees east 198.0 feet, south 23 degrees 15 minutes east 423.75 feet, south 1 degree 15 minutes east 297.0 feet, south 20 degrees east 269.35 feet passing a spring 16 feet east of this line; thence south 17 degrees west 49.5 feet to a point in the center of a culvert running under Old Marrowbone Road, thence with the center of said Road south 50 degrees 31 minutes west 66.0 feet to a point; thence continuing with the center of said road south 27 degrees 18 minutes west 198 feet to a point; thence crossing the present Little Marrowbone Road south 1 degree 28 minutes west 275.7 feet to a point on an island in the middle of Marrowbone Creek, a corner to said West; thence with the center of said Creek as follows: north 44 degrees 56 minutes east 193.8 feet, north 67 degrees 26 minutes east 72.8 feet, south 24 degrees 38 degrees 38 minutes east passing under a bridge 410 feet, and north 89 degrees 38 minutes east 121.3 feet; thence leaving said Creek, north 8 degrees 58 minutes east 146 feet to an iron pin in a drain; thence with said drain having a width of 10 feet, north 18 degrees 42 minutes west 102.8 feet to an iron pin and north 10 degrees 07 minutes west 111.65 feet to the center of said Little Marrowbone Road; thence with said road, north 58 degrees 10 minutes east 154.0 feet to a spike; thence leaving said road, north 16 degrees 40 minutes east 193.4 feet to a spike in Gray's Point Road; thence with said road as follows: north 5 degrees 55 minutes west 219.1 feet to a spike, north 30 degrees 00 minutes west 372.4 feet to a spike, north 9 degrees 34 minutes west 300 feet to a spike, north 17 degrees 49 minutes west 500 feet to a spike, north 4 degrees 24 minutes east 128.4 feet to a spike north 52 degrees 28 minutes east 200 feet to an iron pin, north 34 degrees 31 minutes east 400 feet to a spike, north 17 degrees 10 minutes east 175 feet to a spike, north 9

degrees 10 minutes west 144.9 feet to a spike, north 27 degrees 25 minutes west 346.25 feet to a spike, north 5 degrees 45 minutes west 138.35 feet to a spike, north 22 degrees 21 minutes east 159.0 feet to a spike, and north 10 degrees 09 minutes west 105.9 feet to a spike; thence leaving said road, south 85 degrees 21 minutes west 208.9 feet to an iron pin; thence south 85 degrees 21 minutes west 302.2 feet to an iron pin; thence north 8 degrees 54 minutes west 91.1 feet to an iron pin; thence north 80 degrees 09 minutes west 210 feet to an iron pin; thence north 8 degrees 54 minutes west 420 feet to a spike in Ridge Road; thence with said Road, south 88 degrees 01 minute west 218.95 feet to a spike and south 52 degrees 11 minutes west 544.9 feet to a spike; thence leaving said road, south 1 degree 33 minutes west 417.5 feet to a point; thence south 57 degrees 20 minutes west 208.75 feet to an iron pin, the point of beginning; and containing 95.8 acres, more or less.

Being the same land conveyed to L. F. West, Jr., and Joan Warnack West by deed of record in Book 4035, Page 35, Register's Office for Davidson County, Tennessee.

TRACT III

Land in the 14th Civil District of Davidson County, Tennessee, being Parcel No. 3 and a small tract of land lying north thereof and adjacent thereto, which fronts on Ridge Road, as shown on a survey made by James L. Murphy, Jr., and Co., dated June 16, 1962, described in part according thereto as follows: BEGINNING at a spike in the center of Ridge Road, said spike being the northeast corner of Parcel No. 1 on said survey, said Parcel No. 1, having been conveyed to L. F. West, Jr., and wife, by deed from Myrtle Biggs, of record in Book 3461, Page 512, Register's Office for said County; thence with easterly line of said parcel No. 1, and continuing with the westerly line of said Parcel No. 3, south 2 degrees 28 feet west, passing a pin at the common corner of said Parcel Nos. 1 and 3, at 54.5 feet, a total distance of 162.5 feet to an iron pin at the southwest corner of said Parcel No. 3; thence with the southerly line of said Parcel No. 3, south 87 degrees 32 feet east 360.4 feet to an iron pin at the southeast corner of said Parcel No. 3; thence with the easterly line of said Parcel No. 3 north 2 degrees 28 feet east 108 feet to a pin at the common corner of Parcels Nos. 2 and 3 on said survey, said Parcel No. 2 having been conveyed to L. F. West, Jr., and wife, by said deed of record in Book 3461, page 512; thence with the westerly line of said Parcel No. 2 north 9 degrees 32 feet west 83.43 feet to a spike in the center of Ridge Road; thence with the center of said road along a curve to the right having a radius of 521.67 feet northwardly 502.6 feet to the point of beginning.

Being the same property conveyed to L. F. West, Jr., and wife, Joan Warnack West by deed of record in Book 4531, Page 909, Register's Office for Davidson County, Tennessee, as to the northerly portion; and being the same property conveyed to Edward L. Dozier and wife, Lillian Dozier, by deed form Myrtle

Biggs, a widow, of record in Book 4531, Page 909, Register's Office for Davidson County, Tennessee.

Joan Warnack West having since died, Tracts I, II, and III as described hereinabove now vest in L. F. West, Jr. as surviving tenant by the entirety.

Being the same property conveyed to L. F. West, Jr., Trustee U/A/D by Quitclaim Deed of record in Book 9190, Page 659, Register's Office for Davidson County, Tennessee.

This is improved property known as _____.

IN TESTIMONY WHEREOF I have hereunto set my hand this the 28th day of ~~October~~, ~~2015~~.
January 2017

Matthew Tyler Birk
Matthew Tyler Birk
Matthew Tyler Birk

STATE OF TENNESSEE)
COUNTY OF Cheatham)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Matthew Tyler Birk**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be the person within named, and that he executed the foregoing instrument for the purpose therein contained.

M Teresa Gupton
NOTARY PUBLIC

My Commission Expires: 4-24-2017

