BILL GARRETT, Davidson County
Trans:T20170056351 DEEDQC
Recvd: 06/30/17 15:18 2 pgs
Fees:12.00 Taxes:0.00

20170630-0066333

This transfer is exempt from the Tennessee real estate recording tax pursuant to T.C.A. § 67-4-409(a)(3).

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ - 0 - .

Kenneth J Jake
Affiant

Subscribed and sworn to before me this 27th day of June, 2017.

Leslie Walsh
Notary Public

My Commission expires: 3-20-19

Leslie Walsh State of Tennessee Notary Public Davidson County

This instrument was prepared by:

Equitus Law Alliance, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, TN 37208

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
Ellis P. Jakes, Trustee **2228 Cages Bend Road** **Gallatin, TN 37066**	**Ellis P. Jakes** **2228 Cages Bend Road** **Gallatin, TN 37066**	**15/211**

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Ellis Jakes, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Ellis P. Jakes, Trustee, and his successors in trust, of The Ellis P. Jakes Revocable Living Trust, its successors and assigns, his entire right, title, and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Beginning at an existing concrete monument at the northwesterly corner of William Hills, Section Two as of record in Book 4460, page 62, Register's Office of Davidson County, Tennessee and being the southwesterly corner of Tract "C"; thence, with the westerly line of Williams Hills, Section 2, S 8° 22' 40" W 142.62 feet to an iron pin set at the northeasterly corner of Tract "B"; thence, with the common line between kract "B" and "E", N 80° 51' 13" W 932.09 feet to an iron pin set; thence, N 88° 01' 30" W 637.32 feet to an iron pin set on the easterly right of way line of Whites Creek Pike; thence, with the easterly right of way line of Whites Creek Pike with a curve to the right (radius 1,059.86 feet) northeasterly a distance of 17.42 feet to an iron pin set at the end of said curve and having a chord bearing a distance of N 2° 04' 44.5" E 17.420 feet; thence, continuing with the easterly right of way line of Whites Creek Pike, N 2° 33' 00" E 277.48 feet to an iron pin set at the southwesterly corner of Tract "A"; thence, with the southerly line of Tract "A" S 87° 27' 00" E 222.93 feet to an iron pin set; thence, with the easterly line of Tract "A", N 4° 08' 38" W 227.85 feet to an existing iron pin at the northeasterly corner of Tract "A" and the southeasterly corner of Mrs. Velma Spain Short property as of record in Deed Book 5305, page 474, Register's Office of Davidson County, Tennessee; thence, with the easterly line

of Short, N 1° 34' 59" W 165.18 feet to an existing iron pin at the northeasterly corner of Short and in the south line of Clyde Midgett property; thence, with the south line of Midgett, S 83° 10' 30" E 157.68 feet to an existing iron pin at the common corner of Clyde Midgett and W. C. Gifford; thence, with the south line of Gifford, S 82° 38' 02" E, 1,290.82 feet to an existing iron pin at Gifford's southeasterly corner; thence, S 7° 18' 41" W. 67.82 feet to an existing iron pin at Raymond N. Barnes' southwesterly corner and the northwesterly corner of Tract "C"; thence, with the westerly line of Tract "C", S 8° 06' 26" W 459.12 feet to the point of beginning and containing 22.477 acres.

BEING the same property as conveyed to Ellis Jakes by special warranty deed from McDowell Development Corporation of record in Book 6251, page 7, Register's Office for Davidson County, Tennessee.

This is unimproved property located on Whites Creek Pike, Joelton, Tennessee 37080.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 27th day of June, 2017.

Ellis Jakes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Ellis Jakes, with whom I am personally acquainted, and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June, 2017.

Notary Public

Leslie Walsh
State of Tennessee Notary Public
Davidson County

My commission expires: 3.2019

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantor, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.