BILL GARRETT, Davidson County
Trans:T20170056351 DEEDQC
Recvd: 06/30/17 15:25 2 pgs
Fees:12.00 Taxes:0.00
20170630-0066341

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 - .

Affiant

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

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**	**15/208**

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 A tract of land in the Second Civil District Metropolitan Nashville, Davidson County, Tennessee formerly the fourteenth Civil District Davidson County, Tennessee and being a part of Parcel (51) on Tax Map 15 and being more particularly described as follows:

Beginning at a point in Gerald Drive in the westerly line of William Hills, Section Two as of record in Book 4460, page 62, Register's Office for Davidson County, Tennessee and also being a common corner of herein described tract (part of Parcel (51) and Parcel (172) on Tax Map 15; thence,

1. With the common line of the herein described tract and Parcel (172) N 82° 53' 21" W 539.44 feet, more or less to a point in the northerly right-of-way line of Interstate 24; thence,

2. With the northerly right-of-way line of I-24 N 53° 10" 43" W 117.49 feet to a iron pin set in the easterly line of C. H. Ennis property; thence,

3. With the easterly line of Ennis N 14° 25' 34" W 732.36 feet to an existing iron pin set in the northeasterly corner of Ennis; thence,

4. With the north line of Ennis N 88° 01' 30" W 635.82 feet to an existing iron pin in the easterly right-of-way line of Whites Creek Pike; thence,

5. With the easterly right-of-way line of Whites Creek Pike with a curve to the right (Radius 1059.86') northeasterly a distance of 50.03 feet to an iron pin set; thence,

6. With a line parallel to and 50 feet north of the north line of Ennis and severing the property of which this is a part S 88° 01' 30" E 637.32 feet to an iron pin set; thence,

7. S 80° 51' 13" E 932.09 to an iron pin set in the westerly line of William Hills, Section Two as of record in Book 4460, page 62, Register's Office for Davidson County, Tennessee; thence,

8. With the westerly line of William Hills S 8° 22' 40" W 756.34 feet, more or less to the point of beginning and containing 15.502 acres.

BEING the same property conveyed to Ellis Jakes by special warranty deed from McDowell Development Corporation of record in Book 6202, page 134, and corrected in Book 6252, Page 138, 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.

Leslie Walsh

Notary Public

Leslie Walsh
State of Tennessee Notary Public
Davidson County

My commission expires: 3-20-19

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.