BILL GARRETT, Davidson County
Trans:T20170056351 DEEDQC
Recvd: 06/30/17 15:26 2 pgs
Fees:12.00 Taxes:0.00
20170630-0066344

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**	**15/132**

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:

A part of the 59 acres, more or less, conveyed to Mary Louise Vidale by Warranty Deed from B. F. Binkley on October 17, 1944, of record in Book 1309, page 18, Register's Office for Davidson County, Tennessee, and said part of said land is described according to an unrecorded Plat made by Cummings Surveying Company on June 5, 1967, and described according to said survey, as follows:

BEING Lots No. 6 and 7 on said Plan, described as follows: BEGINNING at a point on the southeasterly corner of Whites Creek Pike and Morgan Road in the 14th Civil District of Davidson County, Tennessee, at an iron pin; thence south 86 degrees E 877.1 feet more or less, to an iron pin; thence southerly 150 feet, more or less, to an iron pin; the southeasterly corner of Lot No. 7 on said plan; thence southerly and in a straight line, 150 feet, more or less, to an iron pin; thence north 86 degrees West 781.2 feet more or less, to an iron pin, the southwesterly corner of Lot No. 6 on said Plain; thence northwesterly and along the easterly side of Whites Creek Pike 165 feet, more or less, to an iron pin, the southwesterly corner of Lot No. 7 on said Plan; thence northwesterly 145 feet, more or less, to an iron pin; thence

around a curve at the southeasterly intersection of Whites Creek with Morgan Road to the point of beginning, said land containing 6 acres, more or less.

BEING the same property as conveyed to Ellis Jakes by warranty deed from M. L. Sant of record in Book 10373, page 887, Register's Office for Davidson County, Tennessee.

This is improved property known as 3115 Morgan Road, Joelton, TN 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

My commission expires: 3-20-19

Leslie Walsh
State of Tennessee Notary Public
Davidson County

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.