BILL GARRETT, Davidson County
Trans:T20170068045 DEEDQC
Recvd: 08/07/17 14:13 5 pgs
Fees:27.00 Taxes:0.00
20170807-0080636

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0 , Affiant
Subscribed and sworn before me this the
7 Day of August , 2017.
, Deputy Register

Prepared By:
Mr. Logan Epperson
5071 Cougar Cove
Joelton, Tennessee 37080

After Recording Return To:
Mr. Logan Epperson
5071 Cougar Cove
Joelton , Tennessee 37080

Map 004-
TAX PARCEL ID #: 158.00

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Mr. Michael R. Epperson, *("Grantor")*, a single male **whose address is** 684 Hwy M , Laredo, Missouri 64652, hereby ***REMISES, RELEASES AND FOREVER QUITCLAIMS TO*** Mr. Logan Epperson *("Grantee")* , **whose address is** 5071 Cougar Cove, Joelton , Tennessee 37080, all right, title, interest and claim to the following real estate property located at 5071 Cougar Cove in the City/Township ofJoelton, located in the County ofDavidson and State of Tennessee and ZIP code of 37080, to-wit:

Property having Lot No. Map 004-00-0-158.00, with the Section No. Census Tract 0101.03, and property beginning at S of Coopertown Rd W of Whites Creek Pk
5.12acres RB 201402210014829.

FOR A VALUABLE CONSIDERATION, in the amount of$0.00 dollars, given in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged as of 08/07/2017.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

LE

Michael R. Epperson
(Grantor's Signature)

STATE OF TENNESSEE)
) **SS.**
COUNTY OF DAVIDSON)

The foregoing Quit Claim Deed was acknowledged before me on 8-4-17 by Mr. Michael R. Epperson, who is personally known to me or who has produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

Kaci Tinsley
(Signature of Notary)

Kaci Tinsley
(Printed Notary Name) Davidson, Tennessee

My Commission expires: October 7th, 2019

KACI TINSLEY
Notary Public – Notary Seal
State of Missouri, Grundy County
Commission # 15157063
My Commission Expires Oct 7, 2019

MICHAEL R. EPPERSON
(Grantor's Printed Name)

(Grantee's Signature)

Mr. Logan Epperson
(Grantee's Printed Name)

Wesley Brown

WESLEY BROWN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My Commission expires September 4, 2019

Signed in our presence:

(Witness #1 Signature)

(FIRST WITNESS NAME TYPED)

(Witness #2 Signature)

(SECOND WITNESS NAME TYPED)

Grantee's Address:

Mr. Logan Epperson
5071 Cougar Cove
Joelton , Tennessee 37080

Mail Subsequent Tax Bills To:

Logan Epperson
5071 Cougar Cove
Joelton , Tennessee 37080

Grantor's Address:

Mr. Michael R. Epperson
684 Hwy M
Laredo, Missouri 64652

EXHIBIT A

Land in Davidson County, Tennessee, being Tract 8 on the plan of the James J. Caldwell, III and David R. Wade, III property not of record, prepared by Joe M. Cummings dated March 17, 1988, more particularly described as follows:

To find the point of beginning start at the intersection of the Southerly Right-of-Way (25 feet from the centerline) of Coopertown road with the westerly boundary line of property owned by Marie Sloan, of record in deed Book 6842, Page 844, Register's Office for Davidson County, Tennessee, said intersection being Westerly approximately 1375 feet along said right-of-way from Whites Creek Pike; thence, with said Sloan's Westerly boundary line, South 0 degrees 44 minutes 00 seconds West 780.29 feet, to an iron pin in the boundary line of property owned by James J. Caldwell, III and David R. Wade, III, of record in Deed Book 7473, page 663, said register's office; thence severing said Caldwell and Wade property as follows: North 89 degrees 39 minutes 40 seconds West 13.24 Feet to an iron pin; South 27 degrees 33 minutes 00 seconds West 543.79 feet to the beginning of a curve concave to the Northwest and having a radius of 308.52 feet; thence continuing to Sever said Caldwell and Wade property with said curve, an arc distance of 209.23 Feet to the point of tangency; thence continuing to sever said Caldwell and Wade Property South 66 degrees 24 minutes 20 seconds West 110.59 feet to the beginning of a curve concave to the Southeast and having a radius of 176.45 feet; thence, continuing to sever said Caldwell and Wade property with said curve, an arc distance of 60.97 feet to an iron pin, the point of beginning; thence, continuing to sever said Caldwell and Wade Property. South 43 degrees 23 minutes 20 seconds East 822.71 feet to an iron pin in the Northerly boundary line of property owned by Vernon L. Lain, of record in deed book 5098, page 435, said register office; thence with said Northerly boundary line as follows, South 75 degrees 59 minutes 00 seconds West 429.93 feet to an iron pin, South 87 degrees 10 minutes 00 seconds West 112.06 feet to the Intersection of two drains; thence, again severing said Caldwell and Wade property, North 11 degrees 12 minutes 20 seconds West 582.43 feet to an iron pin; thence, continuing to sever said Caldwell and wade property with a curve concave to the northwest and having a Radius of 50.00 feet, Northeasterly an arc distance of 79.29 feet to an iron pin at the Beginning of a curve concave to the east and having a radius of 50-00 feet; thence, Continuing to sever said Caldwell and Wade property with said curve, Northeasterly an arc distance of 36.14 feet to the beginning of a curve concave to The southeast and having a radius of 176.45 feet; thence, continuing to sever said Caldwell and Wade property with said curve, northeasterly an arc distance of 53.16 Feet to the beginning containing 5.12 acres. The above-described tract is subject to a 30-foot wide right-of-way and easement for the benefit of the Tennessee Gas Pipeline Company severing the Southeasterly portion of said tract with existing high pressure gas pipeline number 100-1 and being described in deed book 1181, page 462, Register's Office for Davidson County, Tennessee.

The above described tract is benefited by a 50 foot wide easement for the purpose of Ingress and egress between said tract and Coopertown road and being more particularly described as follows:

Beginning at an iron pin at the intersection of the southerly right-of-way (25 feet From the centerline) of Coopertown Road with the Westerly boundary line of Property owned by Marie Sloan, of record in Deed Book 6842, page 844, Register's Office for Davidson County, Tennessee, said pin being westerly approximately 1375 Feet along said right-of-way from its intersection with Whites Creek Pike; thence, Leaving said right-of way with said westerly boundary line, South 0 degree 44 minutes 00 seconds west 780.29 feet to an iron pin at said Sloan's Southwest corner; thence, severing the Property of James J. Caldwell, III and David R. Wade, III, of record in Deed Book 7473, Page 663, said

Register's Office, as follows: North 89 degrees 39 minutes 40 seconds West 13.24 feet; South 27 degrees 33 minutes 00 seconds West 543.79 feet to the beginning of a curve concave to the Northwest And having a radius of 308.52 feet; thence, with said curve, an arc distance of 209.23 Feet through a central angle of 38 degrees 51 minutes 20 seconds to the point of tangency, South 66 degrees 24 minutes 20 seconds west 110.59 feet to the beginning of a curve concave to the southeast and Having a radius of 176.45 feet; thence, with said curve, an arc distance of 114.13 feet through a central angle of 37 degrees 03 minutes 40 seconds to the beginning of a turn-in curve to a Cul-de-sac concave to the East and having 'a radius of 50.00 feet; thence, with said turn-in curve, an arc distance of 38.14 feet through a central angle of 41 degrees 24 minutes 40 seconds, to the beginning of a cul-de-sac turn around curve concave to the North and having a radius of 50.00 feet; thence, with said turn around curve, an arc distance of 229.35 Feet to the beginning of a turn-in curve leaving said cul-de-sac concave to the Northwest and having a radius of 50.00 feet; thence, with said turn-in curve, an arc distance of 36.14 feet through a central angle of 41 degrees 24 minutes 40 seconds to the beginning of a Curve concave to the Southeast and having a radius of 226.45 feet; thence, with said Curve, an arc distance of 146.48 feet through a central angle of 37 degrees 03 minutes 40 seconds to the point of tangency, North 66 degrees 24 minutes 20 seconds East 110.59 feet to the beginning of a curve concave to the northwest and having a radius of 258.52 feet; thence, with said curve, an arc distance of 175.32 feet through a central angle of 38 degrees 51 minutes 20 seconds to the point of tangency, North 27 degrees 33 minutes 00 seconds East 382.81 feet to the beginning of a curve concave to the west and having a radius of 748.48 feet; thence, continuing to sever said Caldwell and Wade property with said curve and continuing with the Easterly boundary line of property owned by Donald Dickerson, of record in deed book 7271, Page 681, said register's office, an arc distance of 350.30 feet through a central angle of 26 degrees 49 minutes 00 seconds to an iron pin at the point of tangency; thence, with the Easterly boundary line of Hargrove Subdivision, of record in plat book 6050, page 317, said register's office. North 0 degrees 44 minutes 00 seconds East 572.24 feet to a concrete monument In said southerly right-of-way of Coopertown road; thence, with said right-of-way, South 79 degrees 44 minutes 00 seconds East 50.70 feet to the beginning.

Being the same property conveyed to Logan Epperson and Michael R. Epperson, by Special Warranty Deed recorded simultaneously herewith in Instrument No. 20140623-0054524, Register's Office for Davidson County, Tennessee.