Bill Garrett Davidson County
Batch# 14056 DEEDQC
10/16/2017 11:52:29 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20171016-0105806

Prepared from information submitted by the parties without opinion of title by
Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:
James Robert McCasland, Jr.
5105 Brick Church Pike
Goodlettsville, Tennessee 37072

SEND TAX BILLS TO:
Same

TAX MAP/PARCEL #
Map 025-8
Parcels 11-12

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS: That for and in consideration of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is acknowledged, I, **JAMES ROBERT McCASLAND, JR,** by these presents quitclaim and convey unto **JAMES ROBERT McCASLAND, JR. and JASON W. McCASLAND, joint tenants with the right of survivorship,** , all of my right, title and interest in and to the following described parcel of land in Davidson County, Tennessee:

SEE EXHIBIT A FOR LEGAL DESCRIPTION OF PROPERTY

Being the same property conveyed to James Robert McCasland, Jr. by quitclaim deed from Barbara McCasland a/k/a Barbara Jane Webb McCasland, of record in Book 10004, Page 618, Register's Office for Davidson County, Tennessee.

This is improved property located at and known as 311 So. Main St., Goodlettsville, Tennessee 37072

The preparer has not opined to any party with respect to any matter of title, survey, tax consequences, the effect of this conveyance upon eligibility for public benefits, or the terms of any undertaking by which the property is encumbered.

Witness the signature of the Grantor on the date(s) indicated:

James Robert McCasland, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named **James Robert McCasland, Jr.**, the bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and seal this date: 10/6/17

Notary Public

My commission expires: 7/2/2018

DANIEL L. WISCARSON
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $ -0- .

Affiant

Sworn to and subscribed before me this date: 10/6/17

Notary Public

My commission expires: 7/2/2018

DANIEL L. WISCARSON
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

TRACT NO. 1: LAND in the 10th Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the unrecorded Plan of the J. W. Harris Subdivision of the Clark Home Place, and described according to a survey thereof made by William Collier Parrish Associates, Engineer, dated March 19, 1959, as follows:

BEGINNING at an iron pin in the west margin of Dickerson Pike, being known as U.S. Highway 31-W, said point being the southeast corner of the Madison property as conveyed by deed in Book 2090, page 271; thence with the margin of said pike or Highway, South 3 degrees 45' East 40 feet to the north corner of the land being retained by Mid-Ten Oil Company for Filling Station purposes; thence along said Oil Company's line South 32 degrees 21' West 149.07 feet; thence North 88 degrees 58' West 95.83 feet; South 1 degree 02' West 72 feet to the property conveyed to Earl R. Burton and wife, by deed of record in Book 2806, Page 585, Register's Office for said County; thence with their line, North 88 degrees 58' West 65 feet to an iron pin in a hedge row; thence with said hedge row, South 5 degrees 13' West 167.4 feet to a point in an old wire fence, being the south line of Lot 3; thence along said fence, North 88 degrees 08' West 289 feet to a point; thence North 19 degrees 23' East 116 feet to a point; thence North 78 degrees 54' East 27 feet to a point; thence North 12 degrees 35' West 173.6 feet to a point; thence North 5 degrees 26' East 56.5 feet to a point in the South line of the Madison property above referred to; thence with their line, North 84 degrees 04' East 513.65 feet to the point of beginning.

Being the same property conveyed to James Robert McCasland, Jr. by deed from James R. Omer, Trustee, of record in Book 7313, Page 906, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is \$307 South Main Street, Goodlettsville, TN 37072.

TRACT NO. 3: LAND in the 10th Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the unrecorded plan of J, W. Harris Subdivision of the Clark Home Place and described according to a copy of a survey thereof made February 16, 1959, by William Collier Parrish Associates, as follows:

Beginning at a point in the westerly margin of Dickerson Pike at the northeast corner of the property conveyed to Louise E. Caruthers by deed from Elton C. Morris and wife, of record in Book 1972, page 632, Register's Office for said County; thence along Caruthers' north line North 88 deg. 58' West 190 feet to an iron stake; thence at right angles North 1 deg. 02' East 72 feet to an iron stake; thence at right angles South 88 deg. 58' East 95.83 feet to an iron stake; thence North 32 deg. 21' East 149.07 feet to an iron stake in the west margin of Dickerson Pike; thence with the margin of the same South 3 deg. 45' East 200.1 feet to the point of beginning.

Being the same property conveyed to James Robert McCasland and wife, Barbara McCasland by deed from Richard E. Thoni, a single man, of record in Book 7571, page 478, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is: 311 South Main Street, Goodlettsville, TN 37072.

JAMES ROBERT McCASLAND and JAMES ROBERT McCASLAND, JR. being one in the same person,