Bill Garrett Davidson County
Batch# 55847 DEEDQC
02/06/2018 10:22:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180206-0011919

This Instrument Prepared By and Returned To:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

Address New Owners:	Send Tax Bills To:	Map/Parcel Numbers:
Wesley Justin Roach	**Same As Owner**	168-245.00
8700 Haselton Road		
Nashville, TN 37221		

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Wesley Justin Roach, married,** do hereby quitclaim and by these presents does transfer and convey all of my right, title and interest unto **Wesley Justin Roach and Laura S. Roach, husband and wife,** their heirs and assigns, in and to the following tract of land in **Davidson County, Tennessee**, described as follows, to-wit:

See Attached Exhibit "A" for Legal Description

This is improved property knows as 8700 Haselton Road, Nashville, TN 37221.

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

This instrument was prepared from information provided by the parties, without benefit of a title search. No legal advice has been given in this transaction.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 5th day of February, 2018.

Wesley Justin Roach

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Wesley Justin Roach,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 5th day of February, 2018.

My Commission Expires: ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires March 8, 2021

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

(Affiant)

Subscribed and sworn to before me, this 5th day of February, 2018.

My Commission Expires: ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires March 8, 2021

NOTARY PUBLIC

EXHIBIT "A"

Land in Davidson County, Tennessee, described as follows:

Being a tract of land lying East of Hester Beasley Road as shown on property Map 168, Assessor's Office and lying within the 35th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee. Bounded in general by Justin Taylor and Roy Ursery on the West; Claude W. Smith on the North; Claude W. Smith and Daniel Harless Jr. on the East; Robert C. Sheehan on the South, more particularly described as follows:

Commencing at an existing iron pin on the East side of Hester Beasley Road (25' from the center), the Southwest Corner of Myrtle Taylor (Ref. Deed Book 4920, page 661 RODC), thence leaving Hester Beasley Road and with Taylor's South line S 41 deg. 05' 25" E 446.05' to an existing iron pin; thence N 48 deg. 54' 35" E 207.00' to an existing iron pin, the Southeast corner of a second Myrtle Taylor Tract (Ref. Deed Book 1341, page 626 RODC); thence with Taylor's second tract N 48 deg. 54' 35" E 322.55' to an existing iron pin in the East line of Justin Taylor (Ref. Deed Book 7498, page 702 RODC) and the true point of beginning of the following described tract:

Thence leaving the true point of beginning and with Justin Taylor's East line N 48 deg. 54' 35" E 98.20' to an existing iron pin, the Southeast corner of Roy Ursery (Ref. Deed Book 5119, page 518 RODC); thence leaving Taylor and with Ursery's South line N 48 deg. 54' 35" E 411.80' to an existing iron pin on the West side of a small hollow in the West line of Claude W. Smith (Ref. Deed Book 10482, page 439 RODC); thence leaving Ursery and with Smith's West line S 31 deg. 53' 52" E 452.17' to an existing iron pin in the West line of a second Claude W. Smith Tract (Ref. Deed Book 10482, page 430 RODC); thence with Smith's second tract S 49 deg. 56' 30" W 261.52' to an iron pin set; thence with a new line S 35 deg. 29' 19" E 235.99' to an existing iron pin on the East side of Ridge Road, the Northwest corner of Daniel L. Harless, Jr. (Ref. Instrument # 20020401-0039408 RODC); thence leaving Smith and with Harless' West line S 55 deg. 27' 30" W 102.18' to an existing iron pin; S 53 deg. 40' 32" W 120.00' to an existing iron pin, the Northeast corner of Robert C. Sheehan (Ref. Instrument No. 20040827-0103835 RODC); thence leaving Harless and with Sheehan's North line N 35 deg. 10' 35" W passing an existing iron pin at 218.40' in all 658.40' to the True Point of Beginning, containing 6.20 acres, more or less, according to a survey made by Randolph L. Chapdelaine R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee 37062, dated March 28, 1997, and revised July 20, 2006.

In favor of and subject to a reciprocal 50' Ingress-Egress and Utility Easement running from Hester Beasley Road through the above tract recorded in Deed Book 10482, page 430, and in favor of a 50 foot Ingress-Egress Easement of record in Deed Book 9225, page 430, said Register's Office. A private waterline easement of record as Instrument No. 20030115-0006026, said Register's Office, benefits this property.

Being the same property conveyed to Wesley Justin Roach by Warranty Deed from Christopher S. Pierce and wife, Carlena Pierce, dated October 7, 2013 of record as Instrument No. 20131008-0105656, Register' Office for Davidson County, Tennessee.