Bill Garrett Davidson County
Batch# 66895 DEEDQC
03/09/2018 09:50:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180309-0022354

#34066

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 34066-01-2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 Timothy A. Koetters Affiant Subscribed and sworn to before me this 5th day of March, 2018. Notary Public My Commission Expires:

Address New Owner: Timothy Anton Koetters Catherine P. Koetters 0 Ellesmere Road Nashville, TN 37205	Send Tax Bills To: Koetters 6580 Jocelyn Hollow Rd Nashville, TN 37205	Tax Information: Map and Parcel No.: 129 10 0 044 00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, , West Meade Properties, LP, a Tennessee limited partnership, and John M. Gillum, Trustee of The Menefee West Meade 2009 Irrevocable Trust U/A/D December 21, 2009 ("Grantors"), do hereby quitclaim, transfer and convey unto , Timothy Anton Koetters and Catherine P. Koetters, husband and wife ("Grantees"), their heirs and assigns of all their right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is unimproved property known as 0 Ellesmere Road, Nashville, TN, 37205.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of March, 2018.

West Meade Properties, LP, a Tennessee limited partnership

BY: _____, General Partner
John M. Gillum, General Partner

_____, Trustee
John M. Gillum, Trustee of The Menefee West Meade 2009 Irrevocable Trust U/A/D December 21, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John M. Gillum, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained and who further acknowledged that such person is the General Partner of West Meade Properties, LP, a Tennessee limited partnership, the maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 5th day of March, 2018.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

_____
Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John M. Gillum, with whom I am personally acquainted, and who, upon oath acknowledged that he is the Trustee of The Menefee West Meade 2009 Irrevocable Trust U/A/D December 21, 2009, and as such, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 5th day of March, 2018.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

_____
Notary Public
My Commission Expires:

EXHIBIT "A"

Being a parcel of land in the 23rd Councilmanic District of Davidson County, Tennessee, located at the west end of Ellesmere Road, south of Carnavon Parkway, and being shown as Parcel 044.00 on Davidson County Tax Map 129-10, belonging to West Meade Properties, LP, as evidenced in Instrument Number 20091113-0104921, in the Register's Office for Davidson County, Tennessee (RODCT), said parcel being Lot 67, on the plan of West Meade Park, Section 3 as of record in Plat Book 3300, Page 23, and being more particularly described as follows:

BEGINNING at an iron pin located on the west margin of Ellesmere Road, said iron pin being the northwest corner of Lot 55 on the plan of West Meade Park, Section 3 as of record in Plat Book 3300, Page 23 and said Lot being Parcel 045.00, as shown on Tax Map 129-10 belonging to Reynolds as evidenced in Deed Book 11531, Page 231 (RODCT), thence;

1) Leaving the west margin of Ellesmere Road, with the line common to said Lot 55 South 60 degrees 22 minutes 00 seconds West a distance of 568.00 feet to an iron pin, said iron pin being on the line common to Parcel 003.00 as shown on Tax Map 143-00, belonging to Lakes Of Bellevue Holdings LLC, as evidenced in Instrument Number 20131212-0125857 (RODCT), and said iron pin also being the southerly most point of the property herein described, thence;

2) With the line common to said Parcel 003.00, North 39 degrees 12 minutes 35 seconds West, a distance of 375.80 feet to an iron pin, thence;

3) Continuing with the line common to said Parcel 003.00, North 72 degrees 28 minutes 00 seconds West a distance of 69.50 feet to an iron pin, said iron pin being the southerly most point of Lot 79 on the plan of West Meade Park, Section 4 as of record in Plat Book 3300 Pages 68 and 69 and said lot being Parcel 025.00 as shown on Tax Map 129-10, belonging to West Meade Properties, LP, as evidenced in Instrument Number 20091113-0104921 (RODCT), and said iron pin being the westerly most point of the property herein described, thence;

4) With the line common to said Lot 79, North 47 degrees 39 minutes 00 seconds East a distance of 374.10 feet to an iron pin, said iron pin being the westerly most point of Lot 66 on the plan of West Meade Park, Section 3 as of record in Plat Book 3300, Page 23 and said lot being Parcel 043.00 as shown on Tax Map 129-10, belonging to Worley as evidenced in Deed Book 11108, Page 466 (RODCT), and said iron pin also being the northerly most point of the property herein described, thence;

5) With the line common to said Lot 66, South 66 degrees 09 minutes 00 seconds East a distance of 578.60 feet to a mag nail on the west margin of Ellesmere Road, thence;

6) With the west margin of Ellesmere Road, South 09 degrees 21 minutes 00 seconds West a distance of 50.00 feet to an iron pin, said iron pin being the point of BEGINNING, containing 5.3116 acres, or 231376 square feet, more or less, according to a survey by Jesse E. Walker, RLS, PE, dated March 01, 2018.

Being a portion of the same property conveyed to West Meade Properties, LP, a Tennessee limited partnership by Quitclaim Deed from Valere Potter Menefee, recorded on the 13th day of November, 2009 in Instrument No. 20091113-0104921, in the Register's Office of Davidson County, Tennessee. By Assignments of Limited Partnership Interest in West Meade Properties, LP, dated December 22, 2009, January 1, 2010, January 13, 2011, March 21, 2012, January 1, 2013 and January 17, 2014, executed by Valere Potter Menefee as Limited Partner and Assignor and by acceptance of such Limited Partnership Interests by John M. Gillum as Trustee of the Menefee West Meade 2009 Irrevocable Trust on December 30, 2009, January 8, 2010, February 4, 2011, March 26, 2012, January 1, 2013 and February 8, 2014,

respectively, Assignor's 99% interest in the West Meade Properties, LP was transferred to John M. Gillum, as Trustee of The Menefee West Meade 2009 Irrevocable Trust.

This conveyance is made subject to:

1. State and County taxes for the year 2018, a lien, but not yet due and payable. Map and Parcel No. 129 10 0 044 00.
2. Restrictive covenants contained in an instrument of record in Book 3102, page 381, made applicable in Book 3284, page 83, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 3300, page 23, Register's Office for Davidson County, Tennessee.
4. Encroachment by asphalt driveway onto the subject property as shown by the survey of 0 Ellesmere Road prepared by Jesse Walker Engineering dated March 1, 2018.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

