Bill Garrett Davidson County
Batch# 80436 DEEDQC
04/13/2018 09:21:19 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180413-0034848

Instrument Prepared by:
One Trusted Advisor Attorneys
100 Winners Circle, Suite 220
Brentwood, TN 37027

ADDRESS NEW OWNER:
Gary Alan Sagaser and Sandra D. Sagaser, Trustees
1321 Douglas Bend Road
Gallatin, TN 37066

SEND TAX BILL TO:
Owner

Map - Parcel Numbers
71-14 96.00 - 98.00

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, GARY SAGASER (herein "Grantor") have this day bargained and sold and do by these presents sell, transfer and convey unto:

GARY ALAN SAGASER and SANDRA D. SAGASER, Trustees under the SAGASER MARRIAGE TRUST dated March 13, 2018 (herein "Grantee"), its successors and assigns, all their right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I: Being a part of the Old Toll Gate Lot as follows: BEGINNING on the northerly margin of Whites Creek Pike at a point 350 feet east of the easterly margin of Weakley Avenue, said point being the southeast corner of the property conveyed to Walter Mims and wife, by deed from American National Bank, of record in Book 981, page 353, Register's Office for Davidson County, Tennessee; thence northwardly and parallel with the easterly line of said Mims Property, 153 feet, more or less to the southerly margin of an alley; thence with said alley, North 89 ½ deg. West 8 feet, more or less to a turn in said alley continuing with the southerly margin of said alley, westwardly 47 ½ feet, more or less to the southeast corner of said Mims property, thence with the easterly line of said Mims property, southwardly 150 feet to the northerly margin of Whites Creek Pike; thence along the northerly margin in an easterly direction 54 feet, more or less, to the point of beginning. There is included in the above description but excluded from this conveyance that part of said property used for roadway.

TRACT II: Being part of Old Toll Gate Lot described according to a survey by Z. J. Wilkinson, Surveyor, July 7, 1944, and a survey by Z. J. Wilkinson, Surveyor, July 15, 1946, as follows: BEGINNING in the northerly margin of Whites Creek Pike at the southeast corner of the property conveyed to David Earps by deed from W. H. Pilkerton and wife, of record in Book 1290, page 342, Register's Office for said County; thence with the northerly margin of said Pike, south 61 deg. 39 min. east 37.5 feet to a fence line; thence northeasterly with said fence line and parallel to Earps easterly line 167 feet, more or less, to the southerly margin of an alley; thence north 85 deg. 30 min. west 40.5 feet, more or less, to a stake in the northeast corner of said Earps

property; thence with said Earps easterly line, south 80 de. 30 min. west 150 feet to the beginning.

Being the same property conveyed to Gary Sagaser by deed from RCC, LLC, A Tennessee Limited Liability Company dated November 3rd, 1999 of record in Book 11733 Page 329 Register's Office for Davidson County, Tennessee.

This is improved property known as 1321, 1323 Baptist World Center Drive, Nashville, TN 37207.

TRACT III: Land in Davidson County, Tennessee, being a lot or tract in the 12th, formerly the 17th, Civil District of said County, being part of the old toll gate lot, and the south end of Lot No. 28 on the plan of Weakley and Dobbs' Subdivision of Lot No. 17 in Brooklyn, as of record In Plat Book 57, Page 126, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Whites Creek Pike 300 feet easterly from the easterly margin of Weakley avenue, being the V .G. Weakley's southeast corner, thence northerly with his east line 150 feet to the southerly margin of a proposed alley; thence with said margin easterly 50 feet to the east line of Lot. No, 28, thence southerly parallel with the first line 150 feet to the northerly margin of said pike; thence with said margin westerly 50 feet to the east line of said Lot No. 28; thence southerly parallel with the first line 150 feet to the northerly margin of said pike; thence with said margin westerly 50 feet to the beginning.

Being the same property conveyed to Gary Sagaser by deed from Jeffrey D. Wilkerson dated January 15th, 2013 Instrument No. 20130122-0006571, Register's Office for Davidson County, Tennessee.

This is improved property known as 1325 Baptist World Center Drive, Nashville, TN 37207.

The legal description is the same as the previous instrument of record.

This transfer is from Grantor to his Revocable Trust of which he and his wife are trustees as Joint Tenants by the Entireties. The terms and provisions of the Tenancy by the Entirety Trust Code as applicable and as found at T.C.A. 35-15-510 shall apply to this property and or its proceeds.

IN WITNESS WHEREOF, I have hereunto set my signature this 2nd day of April, 2018.

Gary Sagaser

GARY SAGASER

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On this the 2nd day of April, 2018, before me, a Notary Public, personally appeared GARY SAGASER to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that such persons executed the same as their free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My commission expires: 10/17/2021

KAREN E MCGEE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-17-2021

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 2nd day of April, 2018.

Notary Public

My commission expires: 10/17/2021

KAREN E MCGEE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-17-2021