Bill Garrett Davidson County
Batch# 90267 DEEDQC
05/08/2018 04:00:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180508-0044220

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
Branstetter Legacy Partners, LLC 1111 Eller Lane Nashville, TN 37221	Same	156-000-095.00

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of One Dollars ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Jane B. Stranch and C. Dewey Branstetter Jr., as Co-Trustees of the CECIL D. BRANSTETTER GST EXEMPT TENNESSEE MARITAL TRUST, by these presents does hereby quitclaim and convey to BRANSTETTER LEGACY PARTNERS, LLC, a Tennessee limited liability company, its successors and assigns, all of their right, title and interest in and to the property in Davidson County, Tennessee described on Exhibit A hereof.

The description on Exhibit A hereto is the same as that contained in the prior deed.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 8 day of May, 2018.

GRANTOR:

Jane B. Stranch, Co-Trustee

Jane B. Stranch, Co-Trustee of the Cecil D. Branstetter GST-Exempt Tennessee Marital Trust t

Co-Trustee

C. Dewey Branstetter, Jr., Co-Trustee of the Cecil D. Branstetter GST-Exempt Tennessee Marital Trust

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jane B. Stranch, Co-Trustee, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 8 day of May, 2018.

Renee F. Hill

Notary Public

RENEE F. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
8/20/2019

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared C. Dewey Branstetter, Jr., Co-Trustee, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 8 day of May, 2018.

Renee F. Hill

Notary Public

RENEE F. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
8/20/2019

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.

Affiant CO-TRUSTEE

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

Notary Public

RENEE F. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
8/20/2019

EXHIBIT A

BEING a tract of land in the 2nd Civil District of Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point at the centerline of the Harpeth River along the boundary of the Cecil D. Branstetter property of record in Book 7277, page 50, Register's Office for Davidson County, Tennessee. Thence S 10° 51' 01" W, 385 feet to a point; thence N 79° 08' 59" W, 30 feet to a point; thence S 10° 51' 01" W, 283.0 feet to a point; thence S 37° 06' E 267.7 feet to a point; thence S 53° 31' E 183.3 feet to a point; thence S 69° 36' E 215.7 feet to a point; thence S 89° 48' E 215.7 feet to a point; thence N 70° 10' E 212.4 feet to a point; thence N 60° 44' E 482.4 feet to a point; thence N 67° 54' E 106.9 feet to a point; thence N 23° 26' 19" W 50.0 feet to the southwest corner of Lot Number 790 of Section Four, Harpeth Wood, of record in Book 6067, page 852, said Register's Office. THENCE along the boundary of said Lot 790 S 67° 54' W, 108.94 feet to a point; thence S 60° 44' W 485.9 feet to a point; thence S 70° 08' 32" W, 195.56 feet to a point; thence N 89° 48' W . 198.16 feet to a point; thence N 69° 36' W 198.16 feet to a point; thence N 53° 27' 54" W 175.0 feet to a point; thence N 35° 18' 12" W 240.12 feet to a point; thence N 10° 51' 01" E, 252.35 feet to a point; thence S 79° 08' 59" E, 30 feet to a point; thence N 10° 51'01" E, 380.42 feet to a point in the center line of the Harpeth aver. THENCE with said center line upstream approximately 75' to the point of beginning, and containing 2.93 acres, more or less.

Being the same property conveyed by deed of record as Instrument #20171116-0117833.

24371407.1

True Copy Certification

I, A. Danielle Burns, do hereby make oath that I am 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.

A. Danielle Burns
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lucretia Albert, a notary public for this county and state, A. Danielle Burns who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lucretia Albert
Notary's Signature

My Commission Expires: May 6, 2019
Notary' Seal (if on paper)

