Bill Garrett Davidson County
Batch# 92906 DEEDQC
05/16/2018 08:30:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180516-0046504

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:
Jane B. Stranch, Trustee of the Jane B. Stranch GST-Exempt Trust 8060 Poplar Creek Road Nashville, TN 37220	Same	Part of 155-18

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, C. Dewey Branstetter Jr. and Jane B. Stranch, as Co-Trustees of CHARLOTTE C. BRANSTETTER REVOCABLE TRUST, by these presents does hereby quitclaim and convey to Jane B. Stranch, Trustee of the JANE B. STRANCH GST-EXEMPT TRUST, her successors and assigns, , with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of their right, title and interest in and to the property in Davidson County, Tennessee described on Exhibit A hereof.

This is property located on Poplar Creek Road, Nashville, Tennessee.

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 10 day of May, 2018.

GRANTOR:

Co-Trustee

C. Dewey Branstetter, Jr., Co-Trustee of the Charlotte C. Branstetter Revocable Trust

Jane B. Stranch, Co-Trustee

Jane B. Stranch, Co-Trustee of the Charlotte C. Branstetter Revocable Trust

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 10 day of May, 2018.

Renee F. Hill
Notary Public

My Commission Expires:
8/20/2019

RENEE F. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 10 day of May, 2018.

Renee F. Hill
Notary Public

My Commission Expires:
8/20/2019

RENEE F. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.

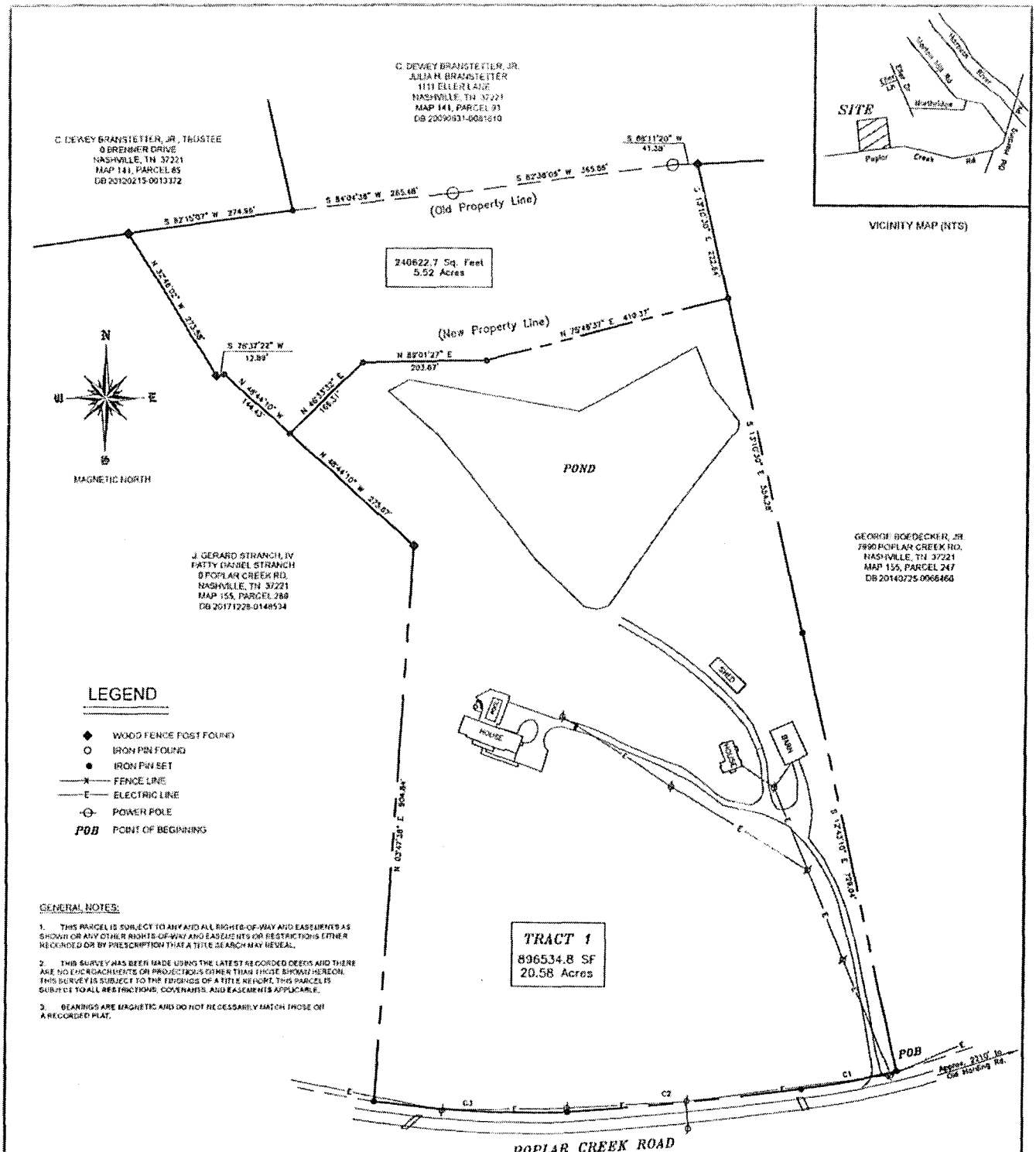
Jane B. Stranch
Affiant

Subscribed and sworn to before me
this 10 day of May, 2018.

Renee F. Hill
Notary Public

My Commission Expires:
8/20/2019

RENEE F. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY



LEGEND

- ◆ WOOD FENCE POST FOUND
- ○ IRON PIN FOUND
- ● IRON PIN SET
- —x— FENCE LINE
- —E— ELECTRIC LINE
- POWER POLE
- POB POINT OF BEGINNING

GENERAL NOTES:

1. THIS PARCEL IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY AND EASEMENTS AS SHOWN OR ANY OTHER RIGHTS-OF-WAY AND EASEMENTS OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A TITLE SEARCH MAY REVEAL.
2. THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEEDS AND THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN HEREON. THIS SURVEY IS SUBJECT TO THE FINDINGS OF A TITLE REPORT. THIS PARCEL IS SUBJECT TO ALL RESTRICTIONS, COVENANTS, AND EASEMENTS APPLICABLE.
3. BEARINGS ARE MAGNETIC AND DO NOT NECESSARILY MATCH THOSE ON A RECORDED PLAT.

I HEREBY CERTIFY THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION FOR THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON. THIS SURVEY WAS ACTUALLY MADE ON THE GROUND AS PER THE RECORD DESCRIPTION, AND IS CORRECT, AND THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY LINE.

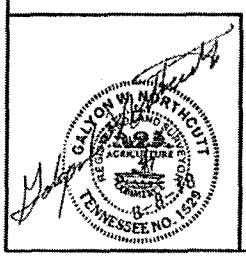
FLOOD INSURANCE NOTE:
By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 47037C0037H effective date of 4/5/2017. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.

0 100 200 300

SCALE : 1" = 100'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1261.65'	7°08'49"	157.31'	S 79°01'45" W	157.21'
C2	2497.64'	7°57'14"	346.84'	S 84°11'29" W	346.57'
C3	1792.77'	10°15'56"	321.21'	N 86°57'13" W	320.78'



Galyon W. Northcutt
2602 Forest View Drive
Antioch, TN 37013
TN PLS #1529
615-479-7878

PROPERTY SURVEY
CECIL D. BRANSTETTER, ET UX PROPERTY
8012 POPLAR CREEK RD
NASHVILLE, DAVIDSON CO., TN 37221
MAP 155, PARCEL 18

DATE	SCALE	SHEET	DRAWN BY	PROJECT
MARCH 5, 2018	1" = 100'	1 OF 1	JDT	030918

EXHIBIT A

A certain parcel of land lying in the 9th Civil District of Davidson County, Tennessee, lying on the north side of Poplar Creek Road bounded on the west by J. Gerard Stranch, IV, on the north by C. Dewey Branstetter, Jr., on the east by George Boedecker, Jr. and being more particularly described as follows:

Beginning at an iron pin in the northern margin of Poplar Creek Rd, located at the southeast corner of the herein described tract, said corner also being the southwest corner of Boedecker; Thence, following the northern margin of Poplar Creek Rd along a curve to the right having a Radius of 1281.99', a Length of 159.91', a Chord Bearing of S 79° 01' 40" W, and a Chord Length of 159.81' to an iron pin set; Thence, along a curve to the right having a Radius of 5697.54', a Length of 386.54', a Chord Bearing of S 84° 11' 29" W, and a Chord Length of 386.47' to an iron pin set; Thence, along a curve to the right having a Radius of 1792.77', a Length of 321.21', a Chord Bearing of N 86° 57' 13" W, and a Chord Length of 320.78' to an iron pin set set; Thence, leaving said margin N 3° 47' 38" E, 904.84' to a wooden fence post; Thence, N 48° 44' 10" W, 275.67' to an iron pin set, being the northwest corner of herein described tract; Thence, N 46° 33' 32" E, 166.31' to an iron pin set; Thence, N 89° 01' 27" E, 203.67' to an iron pin set; Thence, N 75° 46' 37" E, 410.37' to an iron pin set, being the northeast corner of herein described tract; Thence, S 13° 10' 30" E, 554.28' to an iron pin set; Thence, S 12° 43' 10" E, 729.04' to the point of beginning and containing 20.58 acres, more or less, according to a survey by Galyon Northcutt, RLS #1529 dated March 8, 2018, Project #030818.

Being a portion of the same property conveyed to C. Dewey Branstetter Jr. and Jane B. Stranch, as Co-Trustees of Charlotte C. Branstetter Revocable Trust by Executor's Deed of record as Instrument #20180515-0046364, Register's Office for Davidson County, Tennessee.

24447879.1

True Copy Certification

I, _Cody Henson_, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, _Lucretia Albert_, a notary public for this county and state, _Cody Henson___ 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: 5-6-19

Notary's Seal (if on paper)

