Bill Garrett Davidson County
Batch# 93059 DEEDQC
05/16/2018 11:36:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180516-0046732

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:
C. Dewey Branstetter, Jr. Julia H. Branstetter 1111 Eller Lane Nashville, TN 37221	Same	141-91 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., Trustee of the C. DEWEY BRANSTETTER, JR. GST-EXEMPT TRUST, C. DEWEY BRANSTETTER, JR. and JULIA H. BRANSTETTER a/k/a Julie H. Branstetter, by these presents do hereby quitclaim and convey to C. DEWEY BRANSTETTER, JR. and wife, JULIA H. BRANSTETTER, as tenants by the entireties their heirs and assigns, 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 at 1111 Eller Lane, and 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 10th day of May, 2018.

GRANTOR:

C. Dewey Branstetter, Jr. TRUSTEE
C. Dewey Branstetter, Jr., Trustee of the C. Dewey Branstetter, Jr GST-Exempt Trust

Julia H. Branstetter
Julia H. Branstetter

STATE OF)

COUNTY OF)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared C. Dewey Branstetter, Jr., as Trustee and individually, 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 10th day of May, 2018.

Erica L. Martin
Notary Public

ERICA L. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
9/7/21

STATE OF)
)
COUNTY OF)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Julia H. Branstetter, 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 10th day of May, 2018.

Erica L. Martin
Notary Public

ERICA L. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
9/7/21

STATE OF)
)
COUNTY OF)

The actual consideration for this transfer is $0.

Affiant TRUSTEE

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

Erica L. Martin
Notary Public

ERICA L. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
9/7/21

EXHIBIT A

Parcel 1 – 111 Eller Lane

**Being a tract of land in the 9th Civil District of Davidson County, Tennessee, described as follows:
BEGINNING at a point in the Northwestern boundary of the Donald W. Johnson and wife property as recorded in Book 7072,. page 795, thence N 88° 56'W 186' along the Johnson's line to a point at the intersection of the Johnson and Cecil D. Branstetter and wife property; thence S 88° 05'W 41.38' to a point; thence S 82° 31' 45" W 365.86'; thence S 83° 58' 18W 265.48' to a point; thence N 13° 28' 56" W 500.0' to a point; thence N 32° 38E 857.0' to a point; thence N 82° 21' 33E 451.34' to a point; thence S 13° 00' E 408.45' to a point; thence S 11°59'E 168.01' to a point; thence S 13° 28' 56"E 379.81' to a point; thence S 48° 03' 21"E 321.39' to the point of beginning, containing 17 acres, more or less.**

Being the same property conveyed to C. Dewey Branstetter, Jr. and Julie H. Branstetter, a/k/a Julia H. Branstetter, by deed of record as Instrument #20090831-0081610, Register's Office for Davidson County, Tennessee.

Parcel 2 – Poplar Creek Road

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 southwest corner of the Cecil D. Branstetter, ET UX property (Map 155, Parcel 18, R.O.D.C.), said corner also being the southeast corner of Stranch; Thence, leaving said margin and following the western line of Branstetter 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 southwest corner of herein described tract; Thence, continuing with the eastern line of Stranch N 48° 44' 10" W, 144.43' to an iron pin set; Thence, S 78° 37' 22" W, 12.89' to a wooden fence post; Thence, N 32° 46' 02" W, 273.58' to a wooden fence post, being the northeast corner of Stranch and the northwest corner of the herein described tract; Thence, N 82° 15' 07" E, 274.96' to a wooden fence post, being the southeast corner of C. Dewey Branstetter, Jr, Trustee and the southwest corner of C. Dewey Branstetter, Jr.; Thence, continuing with the southern line of Branstetter, Jr., N 84° 04' 38" E, 265.48' to a point; Thence, N 82° 38' 05" E, 365.86' to a point; Thence, N 88° 11' 20" E, 41.38' to a wooden fence post, being the northwest corner of Boedecker and the northeast corner of the herein described tract; Thence, along Boedecker's west line S 13° 10' 30" E, 222.64" to an iron pin set, being the southeast corner of the herein described tract; Thence, leaving Boedecker's westerly line and along a new line S 75° 46' 37" W, 410.37' to an iron pin set; Thence, S 89° 01' 27" W, 203.67' to an iron pin set; Thence, S 46° 33' 32" W, 166.31' to the point of beginning and containing 5.52 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., Trustee of the C. Dewey Branstetter, Jr. GST-Exempt Trust by deed of record as Instrument #20180515-0046431, Register's Office for Davidson County, Tennessee.

24750534.1

True Copy Certification

I, _Lucretia Albert_, 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.

Lucretia Albert

Signature

State of Tennessee

County of Davidson

Personally appeared before me, __Jennifer Thompson___, a notary public for this county and state, __Lucretia Albert___ 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: 5-3-21

Notary's Seal (if on paper)

