Bill Garrett Davidson County
Batch# 93623 DEEDQC
05/17/2018 04:20:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180517-0047537

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 Jane B. Stranch GST Exempt Trust 8060 Poplar Creek Road Nashville, TN 37221	Same	155-000-079.00

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, C. Dewey Branstetter Jr. and Jane B. Stranch, as Co-Trustees of CECIL D. BRANSTETTER GST-EXEMPT TENNESSEE MARITAL TRUST, by these presents does hereby quitclaim and convey to Jane B. sTranch, Trustee of the JANE B. STRANCH GST EXEMPT TRUST, 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.

This is improved property known as 8011 Poplar Creek Road, Nashville, Tennessee.

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 14 day of May, 2018.

GRANTOR:

Co-Trustee

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

Jane B. Stranch, Co-Trustee

Jane B. Stranch, 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 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 14 day of May, 2018.

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 14 day of May, 2018.

Notary Public

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 14 day of May, 2018.

Notary Public

My Commission Expires:
8/20/2019

RENEE F. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

LEGAL DESCRIPTION
PROPERTY SURVEY
FOR
Cecil D. Branstetter, Trust
Instrument No. 20171116-0117835
Tax Map 155, Parcel 79
37th Civil District
Davidson County, Tennessee

EXHIBIT A

BEING a tract of land lying in the 37th Civil District of Davidson County, Tennessee. Said tract further described as being the property conveyed to R.H. Peach in Book 567, page 218, Register's Office of Davidson County, Tennessee, and described more particularly as follows:

BEGINNING at a point in the southerly margin of Poplar Creek Road, said point further described as lying 3180 feet, more or less, east of the centerline of Rolling River Parkway; thence, running with the said margin of Poplar Creek Road as follows; in an easterly direction along a curve to the left, having a Radius of 1845.71', a Length of 275.73', a Chord Bearing of S 87° 47' 03" E, and a Chord Distance of 275.47' to a point; thence, along a curve to the left, having a Radius of 5749.54', a Length of 390.72', a Chord Bearing of N 84° 14' 34" E, and a Chord Distance of 390.64' to a point; thence, along a curve to the left, having a Radius of 1333.99', a Length of 161.34', a Chord Bearing of N 79° 10' 33" E, and a Chord Distance of 161.24' to an iron pin; thence, leaving said margin, S 01° 43' 32" E, 112.22' to an iron pin; thence, S 83° 01' 39" W, 112.08' to an iron pin; thence, S 07° 47' 15" W, 168.72' to an iron pin in the center of a drain; thence, running with said centerline of drain as follows: S 48° 11' 23" W, 38.02'; thence, S 38° 29' 08" W, 63.33'; thence, S 46° 50' 26" W, 77.24'; thence, S 58° 02' 30" W, 39.37' to a point; thence, leaving said drain, S 82° 55' 01" W, 268.34' to an iron pin; thence, N 08° 25' 23" W, 128.93' to an iron pin; thence, S 82° 37' 31" W, 275.58' to an iron pin; thence, N 00° 33' 37" E, 156.48' to the point of beginning containing 3.21 acres, more or less, according to a survey by Galyon Northcutt, PLS #1529, dated March 8, 2018.

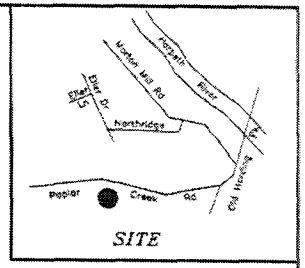
Being the same property conveyed to Jane B. Stranch and C. Dewey Branstetter, Jr., as co-trustees of the Cecil D. Branstetter GST Exempt Tennessee Marital Trust, by deed from Jane B. Stranch and C. Dewey Branstetter, Jr., as co-trustees of the Cecil D. Branstetter Revocable Trust of record at Instrument No. 20171116-0117835.

20180517000475537



LEGEND

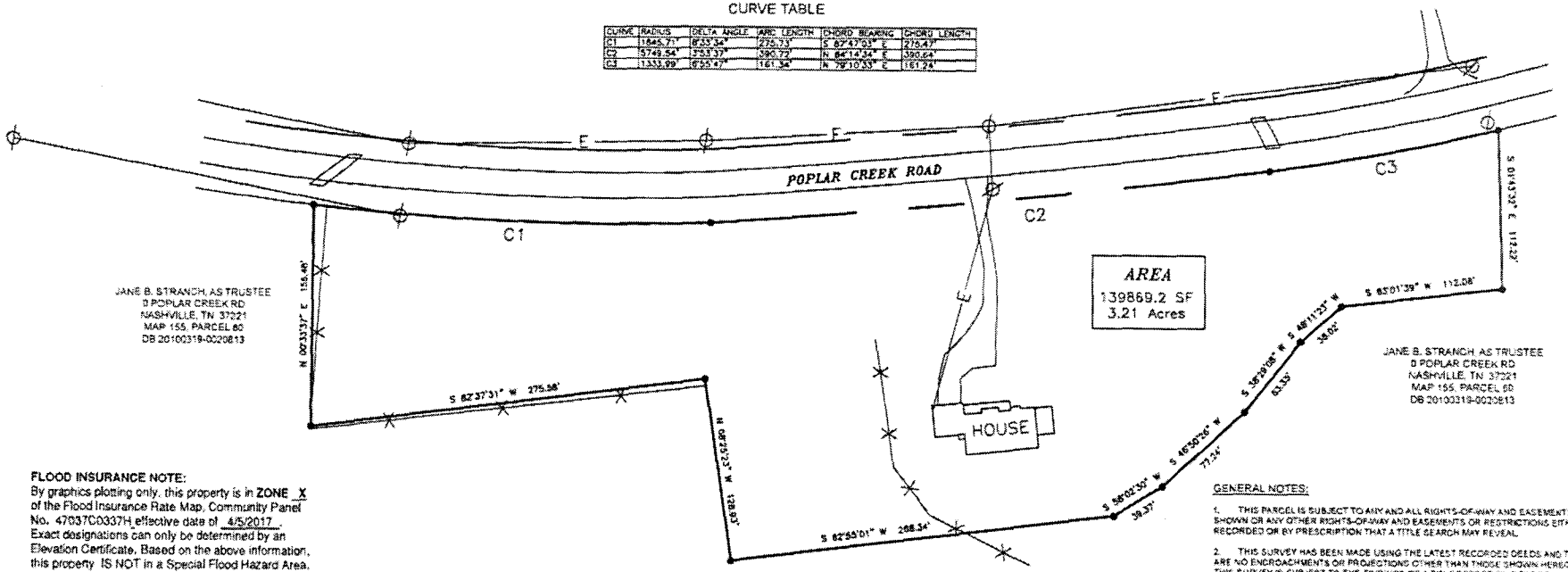
- WOOD FENCE POST FOUND
- IRON PIN FOUND
- IRON PIN SET
- FENCE LINE
- ELECTRIC LINE
- POWER POLE



VICINITY MAP (NTS)

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1164.79'	8°33'34"	275.73'	S 87°47'01" E	275.47'
C2	3749.54'	5°53'37"	385.72'	N 84°14'34" E	385.54'
C3	1333.99'	6°55'47"	161.34'	N 78°10'33" E	161.24'



JANE B. STRANCH, AS TRUSTEE
0 POPLAR CREEK RD
NASHVILLE, TN 37221
MAP 155, PARCEL 80
DB 20100319-0020813

JANE B. STRANCH, AS TRUSTEE
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0 POPLAR CREEK RD
NASHVILLE, TN 37221
MAP 155, PARCEL 80
DB 20100319-0020813

FLOOD INSURANCE NOTE:
By graphics plotting only, this property is in **ZONE X** of the Flood Insurance Rate Map, Community Panel No. 47037C0337H 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.

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.

GALYON W. NORTHCUTT
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE NO. 1529

Galyon W. Northcutt
2697 Forest View Drive
Antioch, TN 37013
TN PLS #1529
615-479-7878

0 50 100 150
Scale: 1" = 50'

PROPERTY SURVEY
CECIL D. BRANSTETTER PROPERTY - TRUST
8011 POPLAR CREEK ROAD
NASHVILLE, DAVIDSON CO., TN 37221
MAP 155, PARCEL 79

DATE	SCALE	SHEET	DRAWN BY	PROJECT
MARCH 8, 2018	1" = 50'	1 OF 1	JDT	17-0013

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)

