Bill Garrett Davidson County
Batch# 94007 DEEDQC
05/18/2018 08:41:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180518-0047588

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<br>8060 Poplar Creek Road<br>Nashville, TN 37221 | Same | 155-223 |

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 , her 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 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

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

Subscribed and sworn to before me
this 14 day of May, 2018.

My Commission Expires:
8/20/2019

Notary Public

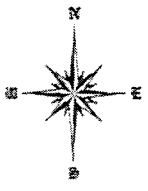
LEGAL DESCRIPTION
PROPERTY SURVEY
FOR
Cecil D. Branstetter, Trust
Instrument No. 20171116-0117830
Tax Map 155, Parcel 223
9th Civil District
Davidson County, Tennessee

**EXHIBIT A**

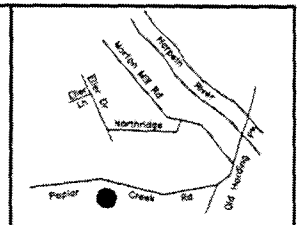
BEING a tract of land shown as Phase II on the Plan of South Colony at Riverbend, as of record in Book 6900, Page 271, Register's Office for Davidson County, described more particularly as follows:

BEGINNING at a point in the South ROW line of Poplar Creek Road, said point being the northeast corner of South Colony at Riverbend, Phase II, as of record in Book 6900, Page 271, Register's Office for Davidson County, Tennessee, and said point also being the northwest corner of Dallas H. Bell, ET UX property as recorded in Book 5349, Page 913, said Register's Office; thence, common with the West boundary of the Bell property, S 19° 25' 36" E, 295.00' to an iron pin; thence, S 07° 47' 15" W, 168.72' to an iron pin common with the Westerly line of Open Space D of South Colony of Riverbend; thence, N 73° 08' 17" W, 93.12' to an iron pin common with the Northerly boundary of Lot 20 of South Colony of Riverbend to an iron pin: thence, along along said Northerly boundary of Lot 20, S 83° 16' 32" W, 193.00' to an iron pin; thence, N 06° 43' 28" W, 197.36' to an iron pin; thence, N 24° 42' 33" E, 38.00' to an iron pin; thence, N 06° 20' 33" W, 126.47' to an iron pin in the South ROW line of Poplar Creek Road; thence, with the said South ROW line of Poplar Creek Road N 69° 30' 23" E, 242.04' to the point of beginning, containing 2.58 acres, more or less.

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. 20171116-0117830, Register's Office, Davidson County, Tennessee.



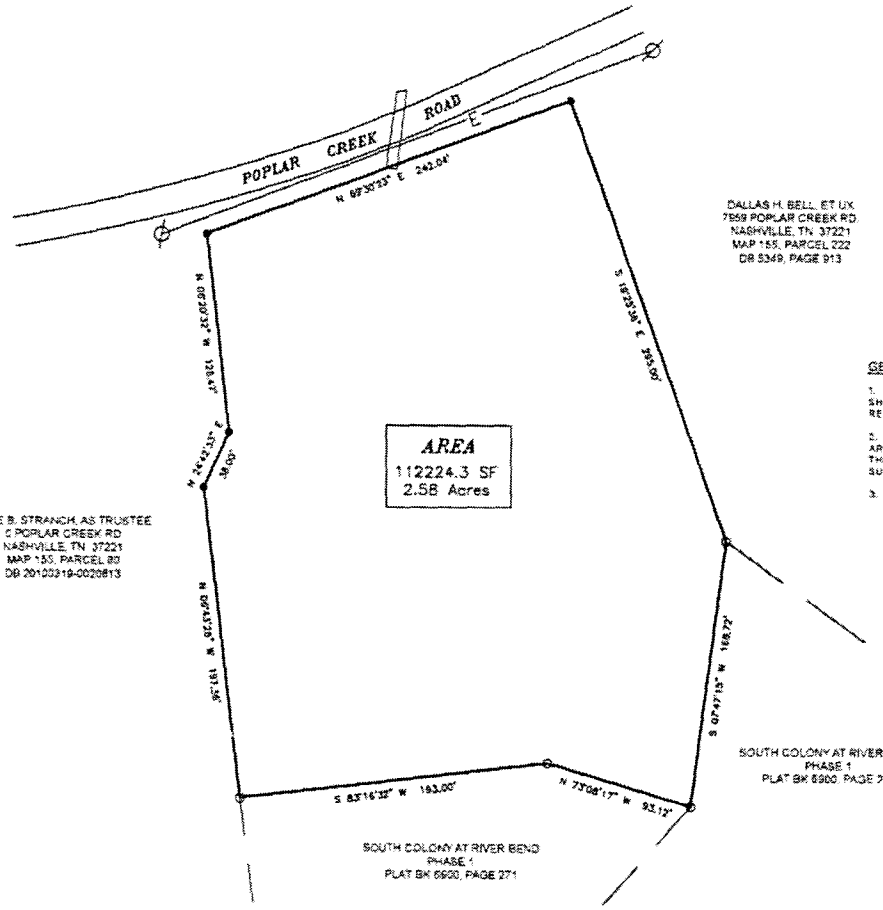

MAGNETIC NORTH




VICINITY MAP (NTS)

## LEGEND

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




DALLAS H. BELL, ET UX
7559 POPLAR CREEK RD
NASHVILLE, TN 37221
MAP 155, PARCEL 222
DB 5349, PAGE 913

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

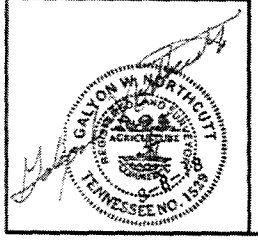
SOUTH COLONY AT RIVER BEND
PHASE 1
PLAT BK 6900, PAGE 271

SOUTH COLONY AT RIVER BEND
PHASE 1
PLAT BK 6900, PAGE 271

**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 FROM PREVIOUSLY RECORDED PLAT.

**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.




Galyon W. Northcutt
2607 Forest View Drive
Antioch, TN 37013
TN PLS #1529
615-479-7878

0 50 100 150
Scale: 1" = 50'

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.

# PROPERTY SURVEY
## CECIL D. BRANSTETTER PROPERTY - TRUST
0 POPLAR CREEK ROAD
NASHVILLE, DAVIDSON CO., TN 37221
MAP 155, PARCEL 223

| DATE | SCALE | SHEET | DRAWN BY | PROJECT |
|---|---|---|---|---|
| MARCH 8, 2018 | 1" = 50' | 1 OF 1 | DDT | D180318 |

20180518000475888

# 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)

