Karen Y Johnson Davidson County
Batch# 149384 DEEDQC
10/05/2018 09:38:37 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181005-0099001

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
LAW OFFICE OF JOSHUA D. HANKINS
306 Northcreek Boulevard, Suite 202
Goodlettsville, Tennessee 37072
(615) 246-2544

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Winston Templet 1055 Ridgecrest Drive Goodlettsville, TN 37072	Same	039-00-0-320.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, WINSTON TEMPLET, TRUSTEE OF THE WILMORE TRUST, DATED JULY 1, 2015 ("Grantor"), by these presents, transfers and conveys unto WINSTON TEMPLET, an unmarried person ("Grantee"), his successors and/or assigns, all of his rights, title and interests in and to that certain real property located in Davidson County, Tennessee, being more particularly described as follows (the "Subject Property"):

SEE FULL DESCRIPTION ON ATTACHED EXHIBIT "A"

The Subject Property is also known as 5012 Clarksville Pike, Whites Creek, Tennessee 37189. The Subject Property is conveyed to Grantee, his successors and/or assigns, without representation or warranty of any kind, nature or character, subject to all matters, whether or not shown in the public records. Grantor transfers the Subject Property to Grantee on an "as-is, where-is" basis.

IN WITNESS WHEREOF, I have hereunto set our signatures to be effective as of the 4 day of October, 2018.

GRANTOR:

WINSTON TEMPLET, TRUSTEE OF THE
WILMORE TRUST, DATED JULY 1, 2015

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Josh Hankins, a Notary Public of said County and State, personally appeared Winston Templet, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of the WILMORE TRUST, DATED JULY 1, 2015, the within named bargainor, and that he as such Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by himself as Trustee.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 4 day October, 2018.

JOSH HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

MY COMMISSION EXPIRES: NOVEMBER 22, 2021

Notary Public

My Commission Expires: 11/22/21

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Pursuant to Tenn. Code Ann. § 67-4-409(a)(4), the actual consideration given for this transfer is Ten and 00/100 Dollars ($10.00).

WINSTON TEMPLET

Sworn to and subscribed before me, this 4 day of October, 2018.

JOSH HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

MY COMMISSION EXPIRES: NOVEMBER 22, 2021

Notary Public

My Commission Expires: 11/22/21

EXHIBIT "A"

LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, beginning at a point in the northeasterly margin of Clarksville Highway, said point being the southwesterly corner of the herein described property and the northwesterly corner of the Stanley Walker and William Curtis property described as Tax Map 39, Parcel 71 on a Mortgage Loan Inspection by Campbell, McRae and Associates Surveying, Inc. dated 11/1/05; thence leaving the margin of Clarksville Highway a/kla Clarksville Pike, N 59 deg. 30' E. a distance of 848 feet to a point; thence N 21 deg. 15' 51" W. a distance of 245 feet to a point; thence N 53 deg. 23' 17" E. a distance of 565 feet to a point; thence N 87 deg. W. a distance of 680 feet to a point; thence S 28 deg. 30' W a distance of 655 feet, more or less to a point; thence S 87 deg. E. a distance of 320 feet, more or less to a point; thence S 21 deg. 30' E. a distance of 149 feet to a point; thence S. 59 deg. 30' W. a distance of 566 feet to a point situated in the northeasterly margin of Clarksville Pike; thence with the margin of Clarksville Pike S 37 deg. E. a distance of 16 feet to the point of beginning and containing 8.0 acres, more or less.

BEING the same property conveyed to WINSTON TEMPLET, by deed from LBJ DEVELOPMENT, INC., of record in Instrument No. 20070523-0061527, dated May 22, 2007, said Register's Office. Being further conveyed to WILMORE TRUST, DATED JULY 1, 2015, ELIZABETH TEMPLET, TRUSTEE, by quitclaim deed from WINSTON TEMPLET, of record in Instrument No. 20150810-0079677, dated July 1, 2015, said Register's Office. Being further conveyed to WILMORE TRUST, DATED JULY 1, 2015, WINSTON TEMPLET, HIS SUCCESSOR OR SUCCESSORS IN INTEREST, AS TRUSTEE, by quitclaim deed from WILMORE TRUST, DATED JULY 1, 2015, ELIZABETH TEMPLET, HER SUCCESSOR OR SUCCESSORS IN INTEREST, AS TRUSTEE, of record in Instrument No. 20181003-0098102, said Register's Office.