Karen Johnson Davidson County
Batch# 212452 DEEDQC
04/01/2019 03:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190401-0029343

Prepared by/Return to:
Mark B. Leedom, Esq.
7065 Moores Ln Ste 100
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 1st day of April, 2019.

Notary Public

My commission expires: OCT 2 0 2020

KRISTEN M. TRAIN
Notary Public At Large
SUMNER COUNTY, TENN.

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
WGB Properties, LLC	**New Owner**	**06600006600**
2817 West End Avenue #126-256		
Nashville, TN 37203		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, WALKER G. BLOODWORTH, " GRANTOR(S)", by these presents, do hereby quitclaim and convey unto WGB PROPERTIES, LLC, a Tennessee limited liability company, herein called "GRANTEE(S)", his/her/their/its successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Tract No. 35 on the plan for division of the George H. Hobbs Estate (not of record) described according to survey by G. Barry Greer and Associates dated July 14, 1972, as follows:

Beginning at an angle iron set at the end of the centerline of Biggs Road, thence S 85 deg. 42 min. 33 sec. E a distance of 1029.6 feet to a point; thence S 85 deg. 47 min. 15 sec. E a distance of 1917.44 feet to a point in an old wire fence; thence S 12 deg. 23 min. 18 sec. W a distance of 1485.53 feet to a point; thence N 88 deg. 21 min. 41 sec. W a distance of 975 feet to a point; thence N 82.50 feet to a point; thence N 84 deg. 30 min. 24 sec. W a distance of 702.92 feet to a corner post set at the Northwest corner of the Johnson Estate; thence N 83 deg. 03 min. 10 sec. W a distance of 1239.72 feet to a point; thence N 11 deg. 53 min. 20 sec. E a distance of 1259.28 feet to a point at the Southeast corner of an access easement; thence N 50 deg. 24 min. W a distance of 50 feet to a point; thence N 39 deg. 36 min. E a distance of 100 feet to the beginning, containing 96.75 acres, more or less.

Being the same property conveyed to Walker G. Bloodworth by deed from Wright Properties, Inc. dated 5/25/18 of record in Instrument No. 201805290050920 of Davidson County, Tennessee.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

For recital purposes, the above-described property is unimproved property known as 0 River Road, Nashville, TN 37209.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 29 day of March, 2019.

WALKER G. BLOODWORTH

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Walker G. Bloodworth, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29 day of March, 2019.

Notary Public

My Commission Expires: 10-7-19

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires: 10-07-2019

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

