Name and Address of New Owner:
G.P. & Marguerite West
1503 VanCleve Lane
Murfreesboro, TN 37129

This Instrument Prepared By:
(Please Return Document to this Address)
Laura L. Vaught, Attorney
Kious, Rodgers, Barger,
Holder & King, PLLC
503 North Maple Street
Murfreesboro, Tennessee 37130

Send Tax Statements To:
SAME AS ABOVE

Map and Parcel: 038 00 0 016.00,
038 00 0 015.00

PREPARED BASED ON INFORMATION
PROVIDED BY THE PARTIES

QUITCLAIM DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **G.P. WEST and wife, MARGUERITE WEST**, hereinafter called the GRANTORS, has bargained and sold, and by these presents does transfer and convey unto **LAURA L. VAUGHT, Trustee,** hereinafter called the GRANTEE, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **LAURA L. VAUGHT, Trustee,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **G.P. WEST and wife, MARGUERITE WEST**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

This conveyance is made subject to all restrictions, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as: 4265 and 4271 Little Marrowbone Creek Road, Nashville, Tennessee 37034.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURE PAGES TO FOLLOW]

Karen Johnson Davidson County
Batch# 230230 **DEEDQC**
05/15/2019 02:19:20 PM 6 pgs
Fees: $32.00 Taxes: $0.00



20190515-0045863

WITNESS our hands this 9th day of May, 2019.

1st Grantor:

GP West
G.P. West

Marguerite West
Marguerite West

BY: GP West
G.P. West, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named G.P. West, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowleged that he is the attorney-in-fact for Marguerite West, and is authorized by her to execute this instrument on her behalf by virtue of an instrument of record in Record Book ____, page ____ of the Register's Office of Davidson County, Tennessee.

↓
20190515-0045862

Witness my hand at office this 9th day of May, 2019.

MICHAEL DAVID SHEHAN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 5-22-22

2nd Grantor:

Laura L. Vaught

Laura L. Vaught

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Laura L. Vaught, Trustee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 9 day of May, 2019.

MICHAEL DAVID SHEHANE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 5-22-22

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

Affiant Signature

Subscribed and sworn to before me, this the 9 day of May, 2019.

MICHAEL DAVID SHEHANE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 5-22-22

EXHIBIT A

Tract 1

Property is located in the 1st Councilmanic District of Davidson County, Tennessee and being on the south side of Little Marrowbone Creek Road, and being bounded on the north by Little Marrowbone Creek Road, on the east by property belonging to Jennifer Frist of record in Deed No. 20131029-0112404 in the Register's Office of Davidson County (RODC), and bounded on the south and west by property belonging to G.P. West of record in Deed No. 20051220-0152668 and more specifically described as follows:

Beginning at a PK Nail in the center of a bridge over a branch crossing Little Marrowbone Creek Road, the northeast corner of the herein described tract 1 of the survey performed on March 21, 2002 and the northwest corner of Frist property; thence with the Frist property line and the center of said branch S-06° 23' 51"-E, 310.10' to a point in the center of Little Marrowbone Creek and being N-06° 16' 30"-W 17.15' from a witness pin set on the south bank of said creek, being the southeast corner of the herein described tract and the southwest corner of Frist property; thence from the point in the center of said creek and with the center of Little Marrowbone Creek and G.P. West's north line S-64° 07' 06"-W, 688.21' to a point in the center of said creek, the southwest corner of this tract and a common corner with G.P. West property, tract number 2 of this survey; thence N-15° 11' 37"-W, 30.00' through a witness pin set on the north bank of said creek and continuing the same bearing and the common line between tract 1 and tract 2 of this survey an additional distance of 215.47' to an iron pin set on the south margin of Little Marrowbone Creek Road and continuing an additional 25.52' to a PK Nail set in the center of said road for a total distance of 270.99'; thence with the center of said road around a curve to the left, with a radius 1093.63' an arc distance of 144.10', a chord bearing N-59° 18' 47"-E, a chord length of 144.00' to a point; thence N-57° 03' 16"-E, 55.28' to a point in the centerline of said road, thence around a curve to the right, with a radius of 1282.97', an arc length of 275.74' and with a chord bearing of N-63° 04' 53"-E, and a chord length 275.21' to a point in the center of said road; thence N-68° 37' 56"-E, 163.68' to a point; thence around a curve to the right with a radius of 703.60', an arc distance of 100.54', a chord bearing N-69° 49' 24"-E a chord length of 100.46' to a PK Nail in the center of the bridge, the point of beginning of the herein described tract 1 of this survey and containing 5.046 acres according to a survey by Galyon Northcutt Surveying dated March 21, 2002 and revised October 5, 2005.

Being the same property conveyed to G.P. West by County Clerk's Deed dated January 10, 1968, of record in Book 4206, page 625, Register's Office of Davidson County, Tennessee.

Tract 2

Property lying in the northwestern portion of Davidson County, Tennessee and bounded on the north by Little Marrowbone Creek Road and by a parcel belonging to G.P. West of record in Deed Book 4206, Page 625, also on the north by property belonging to Keith Fosbinder of record in Deed Book 7547, Page 215, on the east and south by property belonging to Metropolitan Nashville Government (Beaman Park) of record in Deed Book 5295, Page 447; on

the west by property belonging to Diane (Sanders) Brown of record in Deed Book 200012280126710 and 20030828-125273 and more specifically described as follows:

Commencing on an PK Nail in the center line of Little Marrowbone Creek Road approximately 1,800' west of where Little Marrowbone Creek Road crosses Little Marrowbone Creek; thence leaving the center of said road S-15° 11' 37"-E, to an iron pin set 25.52' off the center line of said road, the point of beginning of the herein described tract, thence S-15° 11' 37"-E, 240.99' through an iron pin set on the north bank of Little Marrowbone Creek and continuing an additional 30.00' to a point in the center of said creek for a total distance of 270.99'; thence with the center of said creek N-640 07' 06"-E, 688.21' to a point in the center of said creek and being N-6° 16' 30"-W, 17.15' from a witness pin set on the south bank of said creek; thence continuing with the center of the creek N-83° 36' 10"-E, 198.00 to a point; thence S-78° 23' 51"-E, 231.00' to a point and being S-5° 12' 31"-W, 60.14' from a witness pin set on the south bank of said creek; thence N-75°02' 25"-E, 623.62' to a point in the center of said creek; thence S-5° 20' 20"-W, passing through a pin set on the south bank of said creek at a fence corner post and continuing with a fence an additional 1,226.38' for a total of 1,267.73' to an existing pipe by a stump in the fence; thence S-38° 24' 11"-W, 518.46' to a pin in the fence; thence S-33° 07' 39". W, 191.43' to a pin set at a fence corner; thence S-21° 47' 38"-E, generally with the fence line 977.65' to an existing 1/2 inch pipe near the fence comer; thence S-63° 34' 52"-W, 557.16' to an existing 12" pipe in the fence; thence N- 83° 41' 07"-W, 611.99 to an existing 1/2" iron pipe on the west bank of a small branch; thence with the center line of said branch the following nine (9) calls: N-41° 34' 55"-W, 67.23' to a point; thence N-2° 21' 36"-E, 170.10' to a point; thence N 23° 02' 05"-W, 61.52' to a point; thence N-6° 00' 35"-W, 175.50' to a point; thence N-18° 01' 32"-W, 113.71' to a point; thence N-28° 31'18"-W, 103,55' to a point; thence N-390 04' 54"-W, 92.89 to a point; thence N-13° 39' 01"-E, 108.81' to a point; thence N-39° 16' 05"-W, 250.60' to an iron pin by a 12" maple; thence leaving the branch with a fence N-67° 30' 46"-E, 120.11' to an iron pin set at a fence corner; thence N-14° 42' 16"-W with the fence, 424.81' to an iron pin set at a fence corner; thence N-65° 17' 38"-W, 146.06' to a steel fence post on the east bank of a creek at the point where the road bridge crosses the creek; thence with the east margin (edge) of a gravel access road approximately 15' in width N-5° 28' 37"-W, 97.74' to a railroad spike driven in the east edge or ditch line of said road; thence N-10° 03' 52"-W, 134.57' to a railroad spike in the east edge or ditch of said road; tlience N-6° 38' 46"-W, 167.33' to a railroad spike driven in the edge of said road; thence N-12° 35'51"-W, 136.65' to a railroad spike driven in the east edge of said road; thence N-24° 31' 59"-W, 167.88' to a railroad spike on the east edge of said road; thence N-14° 18'41"-W, 94.76' to an iron pin set on the east margin of said access road; thence N-15° 50' 42"-E, 18.41' to an iron pin set 20' south of the southwest corner of a brick garage; thence N-86° 08' 03"-E, 40.85' to an iron pin set approximately 28.38' southeast of the southeast corner of said garage; thence N-3° 41' 18"-W, 69.43' to an iron pin set; thence N-39° 27' 00"-W, 45.31' to an existing iron pin found by a steel fence post; thence N 3° 44' 56"-E, 94.13' to an iron pin on the east margin of the access road near the south headwall of the bridge crossing Little Marrowbone Creek; thence continuing with the east edge or margin of said road across the creek, N-25° 21' 32"-E, 163.86' to a comer fence post on the south margin of Little Marrowbone Creek Road; thence with the south margin of said road N-66° 56' 28"-E, 145.05' to an iron pin

on the south margin of said road, the point of beginning and containing 89.059 acres, more or less according to a survey by Galyon W. Northcutt, Tennessee RLS #1529 dated March 21, 2002 and revised October 5, 2005.

Being a portion of the same property conveyed to G.P. West and wife, Marguerite West by Quitclaim Deed dated December 20, 2005 from James E. Brown and wife, Diane R. Brown, of record in Instrument No. 20051220-0152668, Register's Office of Davidson County, Tennessee.