BILL GARRETT, Davidson County
Trans:T20090075375 DEEDQC
Recvd: 11/04/09 14:10 2 pgs
Fees:12.00 Taxes:0.00
20091104-0102065

THIS INSTRUMENT PREPARED BY:
Law Office of Kate Dyer & Associates
P.O. Box 782
260 Ren-Mar Drive
Pleasant View, TN 37146

State tax $
Register's fee $
Recording fee $
Total $

Upon information furnished by the parties.

QUITCLAIM DEED

I hereby swear or affirm that the actual consideration or true value of the transfer, whichever is greater, is $0.00.

Brandon Bentley, Affiant

Subscribed and sworn to before me, this the 3 day of November, 2009.

WAYNE FUNK
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

Notary Public
My Commission Expires: August 18, 2011

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
Gloria D. Marin & Brandon Bentley	SAME	39-321
5469 Clarksville Pike		
Whites Creek, TN 37189		

KNOW ALL PERSONS by these presents that the undersigned, Gloria D. Marin, for adequate consideration, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does transfer, convey and quitclaim unto, Gloria D. Marin and her son, Brandon Bentley, and their heirs and assigns, as Joint Tenants with Right of Survivorship, all right, title and interest owned by the undersigned in a certain tract or parcel of improved land in Davidson County, Tennessee, being more particularly the following described tract or land:

Property located in the 1ST Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146 as follows:

Beginning at set iron rod in the south margin of the right of way of Clarksville Pike (Highway 41-A) as shown on Davidson county Highway map 517-A, sheet no. 16, dated: 1930, said point being the northwest corner of this tract and the northeast corner of Raymond Duncan (Deed Book 6709, Page 322, R.O.D.C.);
Thence with said right of way South 52 Degrees 45 Minutes 31 Seconds East a distance of 140.50 feet to a set iron rod and common corner to Lot 1 of Bentley Subdivision;
Thence leaving said Clarksville Pike and with Lot 1 South 37 Degrees 14 Minutes 29 Seconds West a distance of 120.00 feet to a set iron rod;
Thence South 52 Degrees 45 Minutes 31 Seconds East a distance of 85.83 feet to set iron rod;
Thence South 37 Degrees 14 Minutes 29 Seconds West a distance of 211.08 feet to set iron rod in the line of Michael R. Carver, II (Instr: 200908120075955, R.O.D.C.);
Thence with said Carver North 01 Degrees 36 Minutes 27 Seconds West a distance of 83.14 feet to an existing iron rod and common corner to Cylman D. Smith (Deed Book 4753, Page 201, R.O.D.C.);
Thence with said Smith North 28 Degrees 24 Minutes 54 Seconds West a distance of 117.24 feet to set iron rod;
Thence leaving said Smith North 02 Degrees 38 Minutes 04 Seconds West a distance of 115.16 feet to an existing iron rod;
Thence North 40 Degrees 05 Minutes 57 Seconds East a distance of 129.79 feet to a set iron rod which is the point of beginning
having an area of
43560.0 square feet, 1.00 acres

Being Lot No. 2 on the Final Plat of Bentley Subdivision as of record in Application Number 2009S-101-001; and also being a portion of the property described in Book Number 4892, Page115, Register's Office of Davidson County, TN.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

DATED this 3 day of NOVEMBER, 2009.

BY: Gloria D Marin

STATE OF TENNESSEE)
)
COUNTY OF CHEATHAM)

On this the 3 day of NOVEMBER, 2009, before me, the undersigned officer, an authorized Notary Public for the above County and State, personally appeared, Gloria D. Marin, satisfactorily proven to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person, and acknowledged having signed said instrument as the free and voluntary act of said person for the uses and purposes therein set forth.

In witness whereof, I hereunto set my hand and seal this 3 day of NOVEMBER, 2009.

WAYNE FINK
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

Notary Public

My commission expires: AUGUST 8, 2011

The legal description and how title to the property is vested have been furnished to the drafter by the Grantor, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made . The draftsman assumes no liability as to the accuracy thereof, Failure to record this document timely may jeopardize your rights to the property.

Being the same property conveyed to Gloria D. Marin by an Amended Affidavit of Heirship recorded as Instrument No.: 20091104010197 recorded on November 4, 2009, in the Davidson County Register of Deeds Office