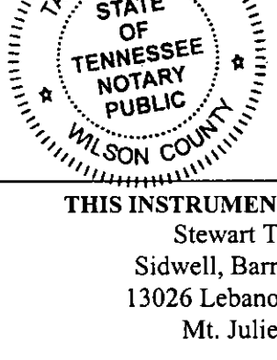
File No. 210030418

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF June, 2010.

Notary Public

MY COMMISSION EXPIRES: 1/23/2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20100039170 DEEDQC
Recvd: 06/28/10 12:30 2 pgs
Fees:12.00 Taxes:0.00
20100628-0050237

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
K. Mark Midgett	Same as New Owner	098-05-0-161.00
(NAME) 306 Windhaven Bay	(NAME)	MAP/PARCEL 09805016100
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, K. Mark Midgett and Wendy C. Midgett, HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED UNTO, THE K. MARK MIDGETT REVOCABLE TRUST , 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:

Land in Davidson County, Tennessee, being Lot No. 53-B on the Plan of Zone Lot Division, Lots 4, 5, 6 & 53, Hunter's Point Subdivision, of record in Plat Book 6200, Page 173, amending Plat Book 5200, Page 736, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to K. Mark Midgett and Wendy C. Midgett by Special Warranty Deed from Federal National Mortgage Association of record in Instrument [illegible], dated March 31st 2010 and filed for record on April 20, 2010, Register's Office for Davidson County, Tennessee. *20100420-0029656

All matters as set forth per Plat Book 5200, Page 736, and Plat Book 6200, Page 173, said Register's Office.

Restrictions of record in Book 6729, Page 741, Book 3814, Page 592, Book 3897, Page 925, as amended of record in Book 6207, Page 609, said Register's Office.

Transmission Line Easement of record in Book 1255, Page 347, said Register's Office.

Charter of Hunters Point Homeowners Association, Inc. of record in Book 6256, Page 293, said Register's Office.

Mickey Manis executes this Instrument as Attorney in Fact on behalf of K. Mark Midgett pursuant to a Limited Durable Power of Attorney of record in Instrument No. 2010420-0029654, Register's Office for Davidson County, Tennessee.

Mickey Manis executes this Instrument as Attorney in Fact on behalf of Wendy C. Midgett pursuant to a Limited Durable Power of Attorney of record in Instrument No. 2010420-0029655, Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5111 Hunters Point Lane, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand(s) this **22nd day of June, 2010.**

R. Mark Midgett
K. Mark Midgett

By: Mickey Manis, His Attorney IN FACT
Mickey Manis, His Attorney in Fact

Wendy C. Midgett
Wendy C Midgett

By: Mickey Manis, Her Attorney IN FACT
Mickey Manis, Her Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Mickey Manis, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is, pursuant to Power of Attorney of record in Instrument No. 20100420-0029654 Registers Office for Davidson County, Tennessee, the **Attorney-in-Fact** of K. Mark Midgett (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 22 day of June, 2010..

My Commission Expires:.
1/23/2011

TAMMY DUNCAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Tammy Duncan
, Notary Public.

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Mickey Manis, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is, pursuant to Power of Attorney of record in Instrument No. 20100420-0029655, Registers Office for Davidson County, Tennessee, the **Attorney-in-Fact** of Wendy C. Midgett (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 22 day of June, 2010..

My Commission Expires:.
1/23/2011

TAMMY DUNCAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Tammy Duncan
, Notary Public.

File Number: 210030418

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122