QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20100043498 DEEDQC
Recvd: 07/15/10 15:04 2 pgs
Fees:12.00 Taxes:0.00
20100715-0055645

SHIRLEY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMMER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd., Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David K. Sanders	David K. Sanders	0030000500
(NAME) 236 East End Road	(NAME) 236 East End Road	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20100668

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kimberly A. Jewell**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey and quitclaim unto **David K. Sanders**, hereinafter called the GRANTEE, **his/her** heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 236 East End Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 14th day of June, 2010.

Kimberly A. Jewell

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Kimberly A. Jewell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this 14th day of June, 2010.

Commission expires: 7-23-2013

Notary Public

SHIRLEY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMMER COUNTY

File No.: 20100668

EXHIBIT A

Land lying in the 10th Civil District of Davidson County, Tennessee, further described as follows, to-wit:

Beginning at an iron pin in the center of East End Road in the west line of J.A. Crawford (DB 3704, page 250), said pin being the northeast corner of the herein described tract; thence with said Crawford's west line South 06 degrees 49 minutes 33 seconds East, 989.47 feet to an existing pin on top of a ridge; thence North 86 degrees 59 minutes 55 seconds West, 603.29 feet to a 16 inch hickory tree corner; thence North 03 degrees 23 minutes 20 seconds East, 241.44 feet to a stone; thence North 03 degrees 36 minutes 08 seconds East, 779.42 feet to an existing iron pin in the center of East End Road; thence with the center of East End Road as follows: South 62 degrees 04 minutes 24 seconds East, 160.87 feet to a point; thence South 69 degrees 02 minutes 51 seconds East 54.36 feet to a point; thence South 87 degrees, 26 minutes 35 seconds East, 51.98 feet to a point; thence North 89 degrees 38 minutes 17 seconds East, 53.03 feet to a point; thence North 79 degrees 16 minutes 32 seconds East, 37.25 feet to a point; thence North 73 degrees 07 minutes 15 seconds East, 41.89 feet to a point; thence north 78 degrees 25 minutes 07 seconds East, 48.04 feet to the point of beginning, according to a survey by Tommy E. Walker, RLS TN License No. #1465.

BEING all of the same property conveyed to David K. Sanders and Kimberly A. Jewell, by Warranty Deed from Felix Bertrand and wife, Angela L. Bertrand dated March 29, 2007 of record in Instrument No. 20070330-0038350, Register's Office for Davidson County, Tennessee.

EASEMENT:
INCLUDED is an Agreement for Dedication of Easement for Private Sanitary Sewer Service Line: A 10 foot permanent Easement and /or right of way across a portion of 1885 Springfield Highway, as of record in Instrument No. QC-000057610000809, Register's Office for said County, the centerline of said easement being more particularly described as follows:

BEGINNING at a point in the Southerly property line of the Charlene C. Lyle property, said point being 150 feet, more or less, from the Southwesterly corner of the aforesaid property; thence Northeastwardly 850 feet, more or less, to a point in the Southerly property line of the David K. Sanders & Kimberly A. Jewell property, as of record in Instrument 2007003300038350, Register's Office for said County, said point being Eastwardly 250 feet, more or less, from the Southwesterly property corner of the aforesaid property.

And being the same easement conveyed to David K. Sanders and Kimberly A. Jewell by Charlene C. Lyle, dated August 8, 2008, and filed of record in Instrument 20080811-0082351, Register's Office for said County.