Davidson County DEEDQC
Recvd: 04/07/11 08:01 4 pgs
Fees:22.00 Taxes:0.00
20110407-0026775

Prepared and Return to:
Amy Cross Nance
Attorney At Law
111 Southeast Parkway Ct. Suite 200
Franklin, Tennessee 37064
615-794-5644

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES

THE PURPOSE OF THIS CONVEYANCE IS TO COMBINE BOTH PARCELS INTO ONE PARCEL

Address New Owner	Send Tax Bills	Map-Parcel Numbers
Randall C. Kloke 3145 Brandau Rd. Hermitage, TN 37076	Same	086-242 & 086-243

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that Randall C. Kloke has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Randall C. Kloke his heirs and/or assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

See Attached Exhibit "A"

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as : 3145 Brandau Rd and 3149 Brandau Rd., Hermitage, TN 37076

WITNESS my hand this 6 day of April, 2011.

Randall C. Kloke

STATE OF TENNESSEE
COUNTY OF Williamson

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

Witness my hand and official seal at Brentwood, Tennessee, this 6th day of April, 2011.

Notary Public

My Commission expires January 23, 2012

SHERI PROW PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"
Legal Description Attachment

Tract 1: Being a tract of land lying in the 4th Civil District, 12th Councilmanic District, Davidson County, Tennessee, said tract being the property of Christine Alexander, as recorded in Deed Book 9883, page 928. Said tract being bounded as follows: On the north by the lands of Allen D. Fuller and Mary Boyd, Deed Book 9929, page 559, the lands of Albert C. Davis, Jr., Deed Book 5076, page 943, and the southerly margin of Brandau Road; on the east by the lands of Roy T. Alexander, Deed Book 5873, page 855; on the south by the lands of D.M. Hessey; and on the west by the lands of Paul R. and Jo Ann Odum, Deed Book 9250, page 236. All references made herein are of the Register's Office, Davidson County, Tennessee. Said tract being more particularly described as follows:

Beginning at an iron pin set in the southerly margin of Brandau Road, said pin being 23.72 feet north of the northeast corner of Davis and the northwest corner of this tract; thence with the southerly margin of Brandau Road, North 63 degrees 01 minutes 20 seconds East, 62.32 feet to an iron pin set, said pin being the northwest corner of Roy T. Alexander and the northeast corner of this tract; thence, leaving the southerly margin of Brandau Road and with the west line of Roy T. Alexander, South05 degrees 51 minutes 45 seconds East, 950.72 feet to an iron pin found, said pin being a break in the common line of Roy T. Alexander and Christine Alexander; thence continuing with the west line of Roy T. Alexander and a wire fence, South 84 degrees 06 minutes 43 seconds West, 524.98 feet to an iron pin found; thence, South 05 degrees 09 minutes 45 seconds East, 259.39 feet to an iron pin found, said pin being the southwest corner of Roy T. Alexander, a point in the north line of Hessey and the southeast corner of this tract; thence with the north line of Hessey and a wire fence, North 89 degrees 19 minutes 05 seconds West, 625.78 feet to an iron pin set at a fence post, said pin being the northwest corner of Hessey; a point in the east line of Odum, and the southwest corner of this tract; thence with the east line of Odum and a wire fence, North 02 degrees 16 minutes 21 seconds East, 439.68 feet to an iron pin found, said pin being a point in the west line of Odum and the southwest corner of Fuller and Boyd; thence, with the south line of Fuller and Boyd and a wire fence, North 73 degrees 14 minutes 12 seconds East, 736.97 feet to an iron pin found, said pin being the southeast corner of Fuller and Boyd and the southwest corner of Davis; thence, with the south line of Davis and a wire fence, North 73 degrees 14 minutes 12 seconds East, 308.61 feet to an iron pin set by a fence post, said pin being the southeast corner of Davis; thence, with the east line of Davis and a wire fence, North 05 degrees 32 minutes 02 seconds West, 483.58 feet to the point of beginning, containing 553,129 square feet or 12.70 acres, more or less, by a survey prepared by S.E.C., Inc., dated August 20, 2002.

Tract II: Being a tract of land lying in the 4th Civil District, 12th Councilmanic District, Davidson County, Tennessee, said tract being the property of Roy T. Alexander, as recorded in Deed Book 5873, page 55. Said tract being bounded as follows: On the north and west by the lands of Christine Alexander, Deed Book 9883, page 928, and the southerly margin of Brandau Road; on the east by lands of Anthony Quinn, Deed Book 9091, page 117; on the south by the lands of D.M. Hessey, Deed Book 1580, page 117. All references made herein are of the Register's Office, Davidson County, Tennessee. Said tract being more particularly described as follows: Beginning at an iron pin set in the southerly margin of Brandau Road, said pin being the northwest corner of Quinn and the northeast corner of this tract, thence leaving the southerly margin of Brandau Road and with the west line of Quinn, South 28 degrees 00 minutes 38 seconds east, 70.00 feet to an iron pin set, said pin being a break in the common line of Quinn and this tract, thence continuing with the west line of Quinn and a wire fence, South 05 degrees 28 minutes 48 seconds East, 1236.58 feet to an iron pin set at a 12" fence corner tree, said pin being the southwest corner of Quinn, a point in the north line of Hessey and the southeast corner of this tract; thence with the north line of Hessey and a wire fence, North 89 degrees 02 minutes 35 seconds west, 596.21 feet to an iron pin found, said pin being the southeast corner of Christine Alexander and the southwest corner of this tract; thence with the east line of Christine Alexander, North 05 degrees 09 minutes 45 seconds West, 259.39 feet to an iron pin found; thence, North 84 degrees 06 minutes 43 seconds East, 524.98 feet to an iron pin found; thence, North 05 degrees 51 minutes 45 seconds West, 950.72 feet to an iron pin set in the southerly margin of Brandau Road, said pin being the northeast corner of Christine Alexander and the northwest corner of this tract; thence, with the southerly margin of Brandau Road, North 60 degrees 13 minutes, 47 seconds East, 50.00 feet to the point of beginning, containing 240,480 square feet or 5.52 acres, more or less,

by a survey prepared by S.E.C., Inc., dated August 20, 2002.

Being the same property conveyed to Randall C. Kloke by Quitclaim Deed dated August 15, 2005 from Janet L. Henderson and husband, James Henderson of record in Instrument No. 20050822-0099981, Register's Office for Davidson County, Tennessee.

The actual consideration or value whichever is greater, for this transfer is $0.00.

Linda J. Hilton
Affiant

Sheri Prow Parsons
Notary

Commission Expires: January 23, 2012

SHERI PROW PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached 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 Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: ~~3/20/11~~ 2/23/15

