QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2011

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

PATRICIA NICHOLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Christopher A. Pence	Fifth Third Mortgage Company	Map 07601002200
516 Tulip Grove Rd.	5001 Kingsley Drive	Group
Hermitage, TN 37076	Cincinnati, OH 45227	Parcel

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

Christina J. Pence, married

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Christopher A. Pence , married

hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 5, on the Plan of Section One, Sunset Park, of record in Plat Book 4300, Page 185, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Included in the above description but specifically excluded therefrom is the following tract:

Beginning at a point on the west proposed right of way line for Tulip Grove Road, said point being located 31.34 feet right of survey centerline station 19+85.42; thence with said west proposed right of way line North 06 degrees 20 minutes 32 seconds East a distance of 76.50 feet to a point on the common property line between Justin E. Lee, et al and the grantors herein, said point located 34.20 feet right of survey centerline station 19+08.75; thence with said common property line South 80 degrees 05 minutes 33 seconds East a distance of 8 feet, more or less to a point on the west existing right of way line for Tulip Grove Road; thence with said west existing right of way line South 08 degrees 13 minutes 10 seconds East a distance of 76.43 feet to a point on the common property line between Carol Pearson and the grantors herein; thence with said common property line North 79 degrees 36 minutes 15 seconds West a distance of 5 feet, more or less to the point of beginning and being a portion of the same property conveyed unto the grantors as of record in Deed Book 7459, Page 181, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to the grantors by Quitclaim Deed of record in Instrument 20080725-0076244, dated July 11, 2008, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 516 Tulip Grove Rd., Hermitage, TN 37076

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.

Witness my hand this 29th day of June, 2011.

Christina J. Pence

BILL GARRETT, Davidson County
Trans:T20110040405 DEEDQC
Recvd: 07/06/11 11:13 2 pgs
Fees:12.00 Taxes:0.00
20110706-0051635

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 29th day of June, 2011.

My Commission Expires: 11/7/12

Notary Public

