BILL GARRETT, Davidson County
Trans:T20110080062 DEEDQC
Recvd: 12/19/11 10:51 3 pgs
Fees:17.00 Taxes:0.00
20111219-0098625

This instrument was prepared by:
Rodney S. Klein, Esq.
KLEIN & ASSOCIATES, Attorneys at Law
110 Corporate Drive, Suite 150, Johnson City, TN 37604

QUITCLAIM DEED

THIS QUITCLAIM DEED, made and entered into this, the 8Th day of December, 2011, by and between JOHN H. HANCOCK, II and wife, ASHLEY N. HANCOCK herein collectively called Parties of the First Part, and JOHN HAMPTON HANCOCK and ASHLEY NICOLE HANCOCK, Trustees of the JOHN AND ASHLEY HANCOCK LIVING TRUST dated March 28, 2011, herein called Party of the Second Part.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, the Parties of the First Part have bargained and sold and by these presents do grant, transfer, quitclaim and convey unto the Party of the Second Part, its successors and assigns, the following described property more particularly bounded and described as follows, to-wit:

Map Parcel Number 19-16

A tract of land in the City of Goodlettsville, County of Davidson, State of Tennessee, and recorded as Lot 1 on the Plan of Northgate Park, Section 15 in Plat Book 6200, Page 360, Register's Office for Davidson County, Tennessee, and being more fully described as follow:

Beginning at an iron pin set on the northwest right-of-way line of Long Hollow Pike, an 84 foot road that is northwest a distance of 818.96 feet from the east end of the north return curve at the intersection of Long Hollow Pike and East Cedar Street and proceeding as follows:

1. Leaving Long Hollow Pike with the northeast margin of Northgate Park, Section 11 as recorded in Book 6250, Page 114, Register's Office for Davidson County, Tennessee North 55 degrees 08 minutes 04 seconds West 340.20 feet to a point in Mansker Creek; thence
2. With Mansker Creek North 70 degrees 18 minutes 00 seconds East, 174.18 feet; thence
3. North 21 degrees 47 minutes 00 seconds East 99.88 feet; thence
4. North 86 degrees 07 minutes 00 seconds East 179.90 feet; thence
5. South 53 degrees 17 minutes 00 seconds East 121.59 feet to appoint in the creek and on the northwest right-of-way line of Long Hollow Pike; thence
6. With said line South 34 degrees 51 minutes 56 seconds West 347.88 feet to the point of beginning and containing 86,831 square feet or 1.993 acres.

BEING the same property conveyed to the Parties of the First Part by deed dated December 16, 2003 of record in said Register's Office on 20031230, Image 0183776.

This conveyance is made subject to any and all valid restrictive covenants and easements as may appear of record, if any.

IN WITNESS WHEREOF, the Parties of the First Part hereunto sign their names on the day and year first above written.

JOHN H. HANCOCK, II

ASHLEY N. HANCOCK

STATE OF TENNESSEE)
COUNTY OF Sumner)

On this 8th day of December, 2011, before me appeared JOHN H. HANCOCK, II and ASHLEY N. HANCOCK, the within named persons, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal of office in the State and County aforesaid this 8th day of December, 2011.

NOTARY PUBLIC

My commission expires 5/21/2012.

BRIAN D. MANNING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE)
COUNTY OF Sumner)

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $-0-, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this 8th day of December, 2011.

NOTARY PUBLIC

BRIAN D. MANNING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My commission expires: 5/21/2012.

NAME & ADDRESS OF PROPERTY OWNER:

JOHN AND ASHLEY HANCOCK LIVING TRUST and JOHN HAMPTON HANCOCK and ASHLEY NICOLE HANCOCK, Trustees
1128 Sunset Drive
Gallatin, TN 37066

NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:

JOHN AND ASHLEY HANCOCK LIVING TRUST and JOHN HAMPTON HANCOCK and ASHLEY NICOLE HANCOCK, Trustees
1128 Sunset Drive
Gallatin, TN 37066

THE LEGAL DESCRIPTION OF THE REAL ESTATE HAS BEEN FURNISHED TO THE DRAFTSMAN BY THE GRANTOR(S) OR A THIRD PARTY OR HAS BEEN OBTAINED FROM THE PUBLIC RECORDS. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE ACCURACY OR CONTENT THEREOF REGARDLESS OF WHETHER THE SAME IS DUE TO THE INFORMATION PROVIDED OR DRAFTSMAN'S ERROR. NO OPINION AS TO THE STATE OF TITLE HAS BEEN FURNISHED AND THE GRANTEE(S) SHOULD SEEK AN INDEPENDENT TITLE EXAMINATION IF DESIRED. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE STATE OF TITLE OF THIS REAL ESTATE OR THE ACCURACY OF THIS DEED. FAILURE TO PROMPTLY RECORD THIS DEED IN THE APPROPRIATE REGISTER OF DEEDS' OFFICE COULD JEOPARDIZE THE GRANTEE(S) RIGHTS IN AND TO THIS REAL ESTATE. BY SIGNING THIS DEED THE GRANTOR UNDERSTANDS AND AGREES TO THIS LIMITATION OF LIABILITY AND BY ACCEPTANCE OF THIS DEED THE GRANTEE AGREES TO THE SAME.