QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF January, 2012.

Notary Public

MY COMMISSION EXPIRES: Sept. 3, 2012
(AFFIX SEAL)

CHARLES M. WINN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Tennessee Nations Title, Inc., 4811 Lebanon Road, Suite 107, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah Lanier Shadowens	SAME	016-00-0-058.00
(NAME)	(NAME)	
3024 Sweethome Road		
(ADDRESS)	(ADDRESS)	
Chapmansboro, TN 37035		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

Ronald Ray Lanier

hereinafter referred to as the Grantor(s), by these presents does hereby remise, release and QUITCLAIM unto

Sarah Lanier Shadowens and Amanda Lanier Hampton

hereinafter referred to as the Grantee(s), all of her right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

Land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 3, shown on a survey made by Wayne S. Cooper, Sr., Surveyor, dated November 10, 1972, and described according to said survey as follows:

Beginning at a point in the eastern boundary line of the property conveyed to Sanford M. Hunter by deed of record in Book 936, page 352 of Register's Office of said County. Said point being north 33 degrees 18' west 1, 470 feet from the common corner of said Hunter Property and the property conveyed to C.A. Chaple by deed of record in Book 2700, page 339, said Register's Office, and the Lanier property of record in Book 504, page 564, said Register's Office, of which this Tract No. 3 is part of. Thence north 56 degrees 42' east crossing a branch, an unnamed road and another branch, in all 1,238.82 feet to an iron pin at the southeast corner of the property conveyed to George T. Spencer by deed of in Book 4577, page 383, said Register's Office, thence with a fence and the southern boundary line of said Spencer property and the southern boundary line of the property conveyed to H.L. Binkley by deed of record in Book 2803, page 283, said Register's Office, westwardly 1,335 feet to an iron pin in the eastern boundary line of the property conveyed to H.L. Binkley by deed of record in Book 4575, page 887, said Register's Office, thence with the eastern boundary line of said Binkley property and Hunter property south 21 degrees 30' east, 602 foot to a stake, south 33 degrees 18' east, 145 feet to the beginning, containing 10.6243 acres, more or less.

Being the same property conveyed to Ronald Ray Lanier by Quitclaim deed from Joe Lanier, Jr. dated July 9, 1993 of record in Book 9012, page 82, Register's Office for Davidson County, Tennessee.

unimproved X
This is improved property, known as 0 Union Hill Rd. Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20120005890 DEEDQC
Recvd: 01/25/12 11:09 2 pgs
Fees:12.00 Taxes:0.00
20120125-0006928

Witness my hand this 25th day of January, 2012.

Ronald Ray Lanier

Ronald Ray Lanier

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Ronald Ray Lanier, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 25th day of January, 2012.

Notary Public

My Commission Expires:

Sept. 3, 2012

CHARLES M. WINN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON