THIS INSTRUMENT PREPARED BY:
Clarity Title, LLC
815 Loretta Dr.
Goodlettsville, TN 37072
11-0467

Davidson County DEEDQC
Recvd: 01/26/12 14:08 4 pgs
Fees:22.00 Taxes:0.00
20120126-0007461

The legal description has been furnished to the preparer by the Grantor, by third party, or has been obtained from the record title. The prepared assumes no liability as to the accuracy or content thereof. This deed was prepared without a title search. Therefore no representation is made by the preparer as to the status of the title to the property conveyed nor compliance with subdivision regulations. Preparer assumes no liability as to the state of title of the property, unless a separate title opinion is furnished to the Grantee, and then only to the extent of the state of title to the property as set forth in the title opinion.

FAILURE TO RECORD THIS DOCUMENT IMMEDIATELY AT THE APPROPRIATE REGISTER OF DEEDS OFFICE MAY SERIOUSLY JEOPARDIZE YOUR RIGHTS IN THE PROPERTY.

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Marion L. Ward	Marion L. Ward	13102010900
2040 Overhill Dr.	2040 Overhill Dr.	
Nashville, TN 37215	Nashville, TN 37215	

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, Penny B. Ward N/K/A Penny B. Knott, hereinafter referred to as the "GRANTOR" and Marion L. Ward, a single man, hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One Dollar and zero cents ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, Penny B. Ward N/K/A Penny Knott, has this day quitclaimed unto Marion L. Ward, a single man, any and all right, title and interest in and to certain real property located in **Davidson** County, including but not limited to right of reversion for contingent future interest as set forth in Deed of record in Book 10684, Page 518, Register's Office for Davidson County, Tennessee, being more particularly described as follows, to wit:

See Attached Exhibit "A"

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

In Witness Whereof, the undersigned has hereunto set his hand on this the 21 day of December, 2011.

Penny B. Knott

Penny B. Ward N/K/A Penny Knott

STATE OF Tennessee

COUNTY OF Carroll

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Penny B. Ward N/K/A Penny Knott, 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 this 21st day of December, 2011.

Cynthia E Oliver

Notary Public

6/17/14

Commission Expiration



Title No.: 11-0467
Agent Order/File No.:

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being part of Lot No. 6 of Block I, on the Plan of Overton Hills, as of record in Plat Book 843, page 66, Register's Office for said County, more particularly described according to a survey by Charles Phillip Clinard, dated April 12, 1984, as follows:

Beginning at an existing iron rod in the northerly right-of-way of Galbraith Drive, said iron rod being the southeasterly corner of the within described property, and the southwesterly corner of Lot No. 7, Overton Hills; thence with the common boundary of Lot No. 6 and Lot No. 7, N 3 deg. 11 min. 35 sec. E 242.61 feet to an iron pin; thence N 51 deg. 26 min. W 11.40 feet to a chisel mark in a curb footing; thence S 38 deg. 00 min. W 240 feet to an iron pin in the northerly margin of Overhill Drive; thence with the margin of Overhill Drive S 51 deg. 26 min. E 73.84 feet to an iron pin; thence continuing with the margin of Overhill Drive and Galbraith Drive with a curve to the left having an internal angle of 35 deg. 12 min. and a radius of 50 feet a distance of 30.27 feet to an iron pin; thence continuing with the margin of Galbraith Drive S 86 deg. 38 min. E 57.28 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT SPECIFICALLY EXCLUDED HEREFROM is that tract of lane conveyed to McDonald's Corporatio.., by deed of record in Book 8114, page 289, Register's Office for said County, and being more particularly described as follows:

A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee, more particularly described according to a survey by Ragan-Smith-Murphy & Associates, by John O. Sorry, licensed Surveyor, dated 7-6-89, as follows:

Beginning at an existing iron pin in the westerly boundary line of the property of Marion L. Ward and wife, Penny B. Ward as recorded in Deed Book 6281, page 206, at the southeast corner of Lot 2 on the Plan of the Resubdivision of Lots 2, 3 and Part of Lots 1 and 4, Overton Hills Subdivision, as recorded in Plat Book 4300, page 194, R.O.D.C., Tennessee, the southwest corner of the herein descxibed tract; thence with the easterly boundary line of Lot 2 North 38 deg. 00' 00" East 40.00 feet to an existing iron pin; thence South 56 deg. 58' 47" East 12.87 feet to an existing iron pin; thence with the west boundary line of Lot 1 on the Plan of the Resubdivision of Lot 8A on the Plan of Overton Hills-Resubdivision of Lot 8 as of record in Plat Book 5190, page 438, and the Resubdivision of Lot 7 on the Plan of Overton Hills, as of record in Plat Book 843, page 66, which is recorded in Plat Book 6200, page 407, R.O.D.C., Tennessee South 03 deg. 34' 29" West 50.34 feet to an iron pin set; thence with a line severing the property of Marion L. Ward and wife, Penny B. Ward North 51 deg. 26' 00" West 41.28 feet to the point of beginning and containing 1108 square feet of 0.025 acres, more or less.

Being the same property conveyed to Marion L. Ward from Penny B. Ward by deed dated 11/07/1997 filed for record on 11/14/1997 in Book 10684, page 518, in the Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Julia A. Hirt, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document 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 Sumner

Personally appeared before me, Quenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.