BILL GARRETT, Davidson County
Trans:T20120006624 DEEDQC
Recvd: 01/27/12 13:05 2 pgs
Fees:12.00 Taxes:0.00
20120127-0007859

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual ~~consideration~~ is $0.00

Affiant: _____

Subscribed and sworn before me, this the 24th day of January, 2012.

Notary Public: _____

My Commission Expires: 1-19-14

MELANIE D. DURARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires: January 19, 2014

ADDRESS OF NEW OWNER:
John L. Dozier
Charlotte R. Dozier
6625 River View Dr.
Nashville, TN 37209

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
101-00-0-023.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **Charlotte R. Dozier formerly known as Charlotte Hutchison**, (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of my undivided right, title and interest to the hereinafter described property to **John L. Dozier and wife, Charlotte R. Dozier**, (hereinafter referred to as "**GRANTEE**") their heirs and assigns, in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of the North tract of 36.09 acres, more or less, on the South side of Cumberland River, and west of Overall Creek, and known as Lot No. 6 on a Plot Plan of Leland J. Dugger Property, not of record prepared by George E. Reese, in the 8th Civil District, formerly the 12th, dated July 29th, 1954, and described as follows:

BEGINNING at a point in the northerly margin of a 40 foot private road, at the corner of Lots Nos. 5 and 6; thence with the margin of said roadway South 73 1/2 degrees East 100 feet to a corner of Lot No. 7; thence with the line between Lots Nos. 6 and 7, northerly 223.84 feet, more or less, to the low water mark of the Cumberland River; thence with the low water mark of said river approximately 65 degrees west to a corner of Lot No. 5; thence with the line between Lots Nos. 5 and 6, southerly 241.08 feet to the point of beginning.

There is also included an easement for ingress and egress over a 40 foot roadway, subject to rights of others, which said roadway runs along the southerly line of insured premises, all as set out in Book 3797, page 746, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert M. Hutchison and wife, Charlotte Hutchison by Warranty Deed from Richard E. Harris and wife, Zenna M. Harris, dated July 28, 1975, as of record in Book 4935, page 945, Register's Office for Davidson County, Tennessee. The said Robert M. Hutchison having since died and subject property being vested in Charlotte Hutchison as surviving tenant by the entirety.

This property is commonly known as: 6625 River View Dr., Nashville, TN 37209.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, this document was executed this 24th day of January, 2012.

Charlotte R. Dozier

Charlotte R. Dozier

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Charlotte R. Dozier,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand and official seal at office, this 24th day of January, 2012.

NOTARY PUBLIC

My Commission Expires: 1-19-14

MELANIE D. DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires: January 19, 2014