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 3rd DAY OF February 2012.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

B-ROA-06-4830

THIS INSTRUMENT WAS PREPARED BY
Rudy Title And Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rachel S. Dampier	Rachel S. Dampier	
(NAME)	(NAME)	
500 Carlen Avenue #1124	500 Carlen Avenue #1124	14800012900
(ADDRESS)	(ADDRESS)	
Lexington, SC 29072	Lexington, SC 29072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, GENADY PRUTIANOV, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO RACHEL LORA SAUNDERS DAMPIER, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

TRACT#1:

A TRACT OF LAND IN THE 5TH CIVIL DISTRICT TO DAVIDSON COUNTY, TENNESEE, NEAR THE TOWN OF ANTIOCH, AND BEING KNOWN AS TRACT NO. 4 ON THE PLAN MADE BY GEO. W. WATKINS, SURVEYOR, NOVEMBER 7, 1950, SHOWING DIVISION OF A 84-ACRE TRACT KNOWN AS THE PAYNE LANDS, AND DESCRIBED ACCORDING TO SAID WATKINS SURVEY AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE SOUTH MARGIN OF A 25-FOOT ROADWAY, AT THE CORNER OF TRACTS 1 AND 4 SHOWN ON SAID SURVEY IN THE NORTHEAST LINE OF TRACT NO. 3; THENCE WITH THE LINE BETWEEN TRACTS 1 AND 4 AS FOLLOWS: NORTH 1 DEG. EAST 360 FEET TO AN IRON PIPE, AND NORTH 27 DEG. 10' EAST 481 FEET TO A STONE, THE NORTHEAST CORNER OF TRACT 4 AND THE SOUTHEAST CORNER OF THE REEVES SPRINGS LOT; THENCE WITH THE SOUTH LINE OF SAID SPRING LOT, NORTH 89 DEG. 30' WEST 459 FEET TO A POST; THENCE SOUTH 38 DEG. 30' WEST 393 FEET TO AN IRON PIN AT A 10-INCH ELM, A CORNER OF TRACT NO. 3; THENCE WITH THE LINE BETWEEN TRACTS 3 AND 4, SOUTH 78 DEG. EAST 236.5 FEET TO AN IRON PIPE IN THE MARGIN OF A 25-FOOT ROADWAY, AND CONTINUING WITH THE LINE BETWEEN TRACTS 3 AND 4, AND ALONG THE MARGIN OF SAID ROADWAY, AS FOLLOWS: SOUTH 3 DEG. 45' EAST 67 FEET, SOUTH 9 DEG. EAST 100 FEET, SOUTH 21 DEG. 15' EAST 100 FEET TO A POINT, AND SOUTH 34 DEG. 45' EAST 225 FEET TO THE BEGINNING.

TOGETHER WITH AN EASEMENT FOR THE RIGHT OF INGRESS AND EGRESS ACROSS TRACTS 1 AND 2 AS SHOWN ON SAID WATKINS SURVEY AND SUBJECT TO THE EASEMENT ACROSS THE PROPERTY HEREIN DESCRIBED FOR THE USE AND BENEFIT OF OTHER PARTIES, IN AND TO CERTAIN ROADWAYS, AS SHOWN ON SAID SURVEY.

TRACT #2:

LAND IN THE 5TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, NEAR THE TOWN OF ANTIOCH, AND BEING KNOWN AS PART OF TRACT NO. 3 ON THE PLAN THEREOF MADE BY GEO. W. WATKINS, SURVEYOR, ON NOVEMBER 7, 1950, SHOWING THE DIVISION OF THE PAYNE LANDS, AND BEING DESCRIBED AS FOLLOWS:

BILL GARRETT, Davidson County
Trans:T20120009442 DEEDQC
Recvd: 02/07/12 14:54 2 pgs
Fees:12.00 Taxes:0.00
20120207-0011078

BEGINNING AT A POINT IN THE SOUTH MARGIN OF A 25-FOOT ROADWAY, SOMETIMES REFERRED TO AS PAYNE HILL ROAD, SAID BEGINNING POINT BEING IN THE LINE BETWEEN LOT NO. 3 AND 4 OF SAID WATKINS SURVEY; THENCE WITH THE LINE OF SAID ROADWAY, NORTH 21 DEG. 15' WEST 100 FEET TO A POINT; NORTH 9 DEG. WEST 100 FEET TO A POINT; NORTH 3 DEG. 45' WEST 67 FEET TO A POINT; THENCE NORTH 78 DEG. WEST 236.5 FEET MORE OR LESS TO AN IRON PIN AT A TEN INCH ELM TREE; THENCE SOUTHEASTERLY 410 FEET MORE OR LESS TO THE POINT OF BEGINNING, AND SAID LAND BEING TRIANGULAR IN SHAPE.

BEING THE SAME PROPERTY CONVEYED TO GENADY PRUTIANOV BY INSTALLMENT DEED FROM RACHEL SAUNDERS, UNMARRIED OF RECORD IN DOCUMENT NUMBER 20061206-0150923, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is
(X) unimproved
( ) improved
property known as **4830 Payne Road Antioch, Tennessee 37013**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 3rd day of February 2012.

Genady Prutianov

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 3rd day of February 2012.

Notary Public

My Commission Expires: 5/20/14

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212