BILL GARRETT, Davidson County
Trans:T20120012119 DEEDQC
Recvd: 02/17/12 14:55 3 pgs
Fees:22.00 Taxes:0.00
20120217-0014274

This Instrument Prepared By:
TITLE ESCROW OF ROBERTSON COUNTY, INC.
215 Highway 76
White House, TN 37188
(615)672-7925
This instrument prepared from information furnished by parties

ADDRESS NEW OWNER:
William C. Sanders, Jr. and Shirley B. Sanders
3137-D Highway 76
Portland, TN 37148

SEND TAX BILL:
To Owner*

OWNER:

MAP AND PARCEL:
MAP 14-00-0
PARCEL 217.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a fee simple estate in William C. Sanders, Jr. and wife, Shirley B. Sanders ,

We, William C. Sanders, Jr. and wife, Shirley B. Sanders hereby Quitclaim all our interest to Frankie A. Matthews, Trustee, his successors and assigns; a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain parcel of tract of land located in the 1st Civil District of Davidson County, Tennessee, being Lot 2 on the Boundary Survey and Division, prepared by Fisher and Arnold, Inc. dated May 20, 2003, and being identified as William C. Sanders, Jr. and wife, Shirley B. Sanders, as of record in Instrument 20021114-0141432, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an existing concrete monument in the southerly right of way margin of Interstate 24, said concrete monument being in the easterly line of Walter O. Booker et ux, as of record in Deed Book 327, Page 222, Register's Office for Davidson County, Tennessee.

Thence with said southerly right of say of Interstate 24, South 57 degrees 51 minutes 49 seconds East 550.86 feet to an iron pin (new);

Thence leaving said right of way of Interstate 24 with a new line South 05 degrees 50 minutes 59 seconds west 421.50 feet to an iron pin (new);

Thence continuing with a new line, North 67 degrees 21 minutes 16 seconds West 520.67 feet to an iron pin (new) in said easterly line of Booker;

Thence with Booker, North 06 degrees 21 minutes 18 seconds East 515.00 feet to the Point of Beginning, and containing 5.34 acres more or less, according to a survey by Fisher & Arnold, Inc., Nashville, Tennessee, said survey being performed in April, 2003.

This property is subject to a 25-foot wide ingress/egress and public utility easement adjacent and parallel to the southerly property line of said herein described tract.

Being the same property conveyed to William C. Sanders, Jr. and wife, Shirley B. Sanders by deed of record in Instrument 20100319-0020924, Register's Office for Davidson County, Tennessee.

EASEMENT:
Also herein conveyed is an fifty (50) foot easement for ingress/egress and public utilities along the northerly margin (along I-24) of a 5.08 acre tract (Map & Parcel 014-00-0-216.00) which is also owned by the grantor. Said easement runs from the subject property to Harper Road.

This is unimproved property known as 7261 Harper Road, Joelton, Tennessee 37080.

This is the same description as in previous deed of record.

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

And now I, the said Frankie A. Matthews, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey all of my interest unto the said William C. Sanders, Jr. and wife, Shirley B. Sanders, their heirs and assigns, forever; the same property hereinabove set forth, to which reference is here made and that the same is conveyed subject to the limitations and restrictions as may effect the premises, as above set forth. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 16th **day of** February, **2012.**

W. C. Sanders

William C. Sanders, Jr.

Shirley B. Sanders

Shirley B. Sanders

Frankie A. Matthews, Trustee

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William C. Sanders, Jr. and Shirley B. Sanders, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Quitclaim Deed for the purposes therein contained. Witness my hand and official seal at White House TN, Tennessee, this the 16th day of February, 2012.

Lisa S Bellar
NOTARY PUBLIC

LISA S. BELLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 1/27/2015

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Frankie A. Matthews, Trustee 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 at White House, Tennessee, this the 16th day of February, 2012.

Lisa S Bellar
NOTARY PUBLIC

LISA S. BELLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 1/27/2015

STATE OF TENNESSEE)
COUNTY OF Robertson)

The actual value or consideration, whichever is greater, for this transfer is $ NONE.

AFFIANT

Subscribed and sworn to before me this 16th day of February, 2012.

NOTARY PUBLIC

PAM S. ATCHLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

My Commission Expires: 7-29-13