BILL GARRETT, Davidson County
Trans:T20120026718 DEEDQC
Recvd: 04/12/12 11:25 2 pgs
Fees:12.00 Taxes:0.00
20120412-0031330

This Instrument Prepared By
M Todd Cathey
Attorney at Law
311 E. Main Street, Ste 5
Hendersonville, TN 37075

New Owner →
Send Tax Bills to:
Mr. James Butler
929 Hermitage Ridge
Hermitage, TN 37076

Map: 074-00-0
Parcel: 054.00 (Partial)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, the receipt of which is acknowledged, and the other considerations hereinafter mentioned, Randall Butler and Bonnie Naff, by these presents do hereby convey, remise, release and forever quitclaim unto James Butler, all right, title and interest in and to the following described tract or parcel of land situated in Davidson County, Tennessee:

Property located in the 14th Councilmanic District of Davidson County, Tennessee. Being described according to a survey by William E. Crenshaw, R.L.S. #2395, dated February 29 2012, as follows:

BEGINNING at an existing broken "T" post at a tree stump in the northeast right-of-way of Hermitage Ridge, at the Southwest corner of Lot 55 as shown on the plan of Hermitage Hills Section 12 of record in Book 4675, Page 125, R.O.D.C., TN. Said point being the Southeast corner of the herein-described tract and the southernmost corner of the Bonnie Naff proprety of record in Instrument No. 200908140076428, R.O.D.C, TN. Thence from said POINT OF BEGINNING, along the end of the right-of-way of Hermitage Ridge, S 21°44'00" W 51.60' to a point; Thence leaving the right-of-way of Hermitage Ridge, with a curve left having a radius of 225.00', a chord of N 81°42'02" W 114.01' and an arc length along said curve of 115.26' to a point; Thence with a new line severing the property of Randall Butler, James Butler and Bonnie Naff, N 38°55'43" W 213.53' to a point; Thence N 77°29'24" W 683.07' to a point; Thence N 61°52'23" W 283.60' to a point; Thence with the line of Chitwood Downs of record in Plat Book 6900, Page, 551, R.O.D.C., TN., N 55°57'12" W 134.91' to a point; Thence N 53°29'26" E 179.37' to a point; Thence S 77°10'26" E 155.72' to a point; Thence S 83°30'26" E 124.18' to a point; Thence S 87°03'00' E 153.32' to a point; Thence leaving the line of Chitwood Downs and running with the line of the` Bonnie Naff property, aforementioned, S 00°32'00" W 220.17' to a point; Thence S 88°25'14" E 496.57' to a point; Thence S 12°17'09" E 72.83' to a power pole; Thence S 38°55'43" E 243.49' to a power pole; Thence S 54°39'02" E 82.67' to the POINT OF BEGINNING. containing 5.01 acres,

This property is subject to a 50' Ingress-Egress and Public Utility & Drainage Easement running from the end of Hermitage Ridge and across the southeasterly end of this property to the southwesterly line of the Bonnie Naff property and being for the benefit of the Bennie Neff property, being more particularly described as follows:

BEGINNING at an existing broken "T" post at a tree stump in the northeast right-of-way of Hermitage Ridge, at the Southwest corner of Lot 55 as shown on the plan of Hermitage Hills Section 12 of record in Book 4675, Page 125, R.O.D.C., TN, Said point being the southeast corner of the herein-described easement. Thence from said POINT OF BEGINNING, with the right-of-way of Hermitage Ridge at the end of said right-of-way, S 21°44'00" W 52.14' to a point; Thence leaving the right-of-way of Hermitage Ridge, N 54°39'02" W 101.69' to a point; Thence N 38°55'43" W 116.11' to a point; Thence N 51°04'17" E 50.00' to a point in the southerly line of the Bonnie Naff property, Thence with said line, S 38°55'43" E 109.20' to an existing power pole; Thence S 54°39'02" E 82.67' to the POINT OF BEGINNING.

Being a portion of the same property conveyed to Walter Butler and wife Hazel Brown Butler, by Warranty Deed dated May 15th 1950 from John P Willoughby and wife Maude Butler Willoughby, of record in Book 2197, page 129, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Randall Butler, James Butler, John Butler, and Bonnie Naff by Deed of record in Inst. No. 200604130042488, R.O.D.C, TN.

Being the same tract of land conveyed to Randall Butler pursuant to the laws of descent and distribution at the death of his brother John Butler who died intestate on August 2, 2008, An Affidavit of Inheritance has been recorded in Instrument No. 200908120076011, Register's Office for Davidson County, Tennessee.

Being the same tract of land conveyed to Bonnie Naff pursuant to the laws of descent and distribution at the death of his brother John Butler who died intestate on August 2, 2008, An Affidavit of Inheritance has been recorded in Instrument No. 200908120076012, Register's Office for Davidson County, Tennessee.

Being the same tract of land conveyed to James Butler pursuant to the laws of descent and distribution at the death of his brother John Butler who died intestate on August 2, 2008, An Affidavit of Inheritance has been recorded in Instrument No. 200908120076010, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, I have hereunto set my hand this the 6 day of ~~March~~ April, 2012.

Randall Butler

Bonnie Naff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State of and County aforesaid, personally appeared RANDALL BUTLER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledge that he was the within named bargainor, executed the forgoing Quitclaim Deed for the purpose herein contained.

NOTARY PUBLIC

MARA BESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 8, 2013

My commission expires: 9-8-13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State of and County aforesaid, personally appeared BONNIE NAFF, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledge that she was the within named bargainor, executed the forgoing Quitclaim Deed for the purpose herein contained.

NOTARY PUBLIC

SCOTT ELLER NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 7-6-15

I hereby swear or affirm that the actual consideration for this transfer or value whichever is greater, is $10.00

Affiant TN033316666

Sworn to and subscribed before me this 22 day of March, 2012.

NOTARY PUBLIC

KAREN L. OSMENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 7/8/2013