QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20120033869 DEEDQC
Recvd: 05/08/12 12:46 3 pgs
Fees:17.00 Taxes:0.00
20120508-0039774

R-AF-12-1027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Phillip D. Dean II
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May, 2012

Notary Public

MY COMMISSION EXPIRES: 8-17-2015
(AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-17-2015

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Diane Dean (NAME)	new owner (NAME)	
1027 Garland Hollow Road (ADDRESS)	(ADDRESS)	
Pegram, TN 37143 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	88-0-58

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **Phillip D. Dean, II, married,** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **Diane Dean, married**, HEREINAFTER CALLED THE GRANTEE (S), THEIR 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 NO. 15:

LAND IN THE 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS TRACT NO. 15 OF THE JOHN T. BAILEY, JR., AND ANNE S. HAILEY PROPERTY, AS DESCRIBED ACCORDING TO A SURVEY BY REX NORTHCUTT, REGISTERED LAND SURVEYOR, LICENSE NO. 77, DATED APRIL 26, 1996, AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH SIDE OF A CUL-DE-SAC AT THE END OF A PROPOSED 50.00 FOOT WIDE RIGHT-OF-WAY (OFF GARLAND HOLLOW ROAD) AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, AND SAID PIN BEING 1648.74 FEET FROM A POINT IN THE CENTER OF GARLAND HOLLOW ROAD, THIS POINT BEING 261.62 FEET FROM THE NORTHWEST CORNER OF THE CHARLES MCCOY PROPERTY; THENCE, WITH THE TRUE POINT OF BEGINNING, LEAVING SAID CUL-DE-SAC NORTH 43 DEGREES 07 MINUTES 02 SECONDS EAST 946.29 FEET TO AN 8 INCH MAPLE; THENCE, NORTH 43 DEGREES 07 MINUTES 02 SECONDS EAST 15.27 FEET TO A POINT IN THE CENTER OF AN OLD ROAD BED, THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, SOUTH 48 DEGREES 16 MINUTES 26 SECONDS EAST 38.19 FEET TO A POINT; THENCE, SOUTH 58 DEGREES 51 MINUTES 13 SECONDS EAST 77.12 FEET TO A POINT; THENCE, SOUTH 47 DEGREES 22 MINUTES 27 SECONDS EAST 41.04 FEET TO A POINT; THENCE, SOUTH 37 DEGREES 18 MINUTES 15 SECONDS EAST 103.78 FEET TO A POINT; THENCE, SOUTH 44 DEGREES 16 MINUTES 38 SECONDS EAST 58.34 FEET TO A POINT; THENCE, SOUTH 26 DEGREES 57 MINUTES 14 SECONDS EAST 71.90 FEET TO A POINT; THENCE, SOUTH 37 DEGREES 00 MINUTES 08 SECONDS EAST 125.05 FEET TO A POINT; THENCE, SOUTH 64 DEGREES 52 MINUTES 03 SECONDS EAST 62.91 FEET TO A POINT; THENCE, SOUTH 81 DEGREES 55 MINUTES 52 SECONDS EAST 78.86 FEET TO A POINT; THENCE, SOUTH 86 DEGREES 57 MINUTES 50 SECONDS EAST 203.48 FEET TO A METAL PIN IN THE CENTER LINE OF AN OLD ROAD BED, THE EASTERNMOST TIP OF THE HEREIN DESCRIBED PROPERTY; THENCE, LEAVING CENTER OF OLD ROAD BED, SOUTH 08 DEGREES 03 MINUTES 45 SECONDS WEST 542.91 FEET TO A METAL PIN, THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, NORTH 79 DEGREES 57 MINUTES 16 SECONDS WEST 1256.25 FEET TO A POINT AT THE END OF A CUL-DE-SAC ON THE SOUTH MARGIN OF SAID CUL-DE-SAC; THENCE, WITH SAID CUL-DE-SAC, HAVING A DELTA ANGLE OF 60 DEGREES 00 MINUTES 00 SECONDS, RADIUS OF 50.00 FEET, LENGTH OF 52.36 FEET AND WITH A CHORD BEARING AND DISTANCE OF NORTH 21 DEGREES 42 MINUTES 20 SECONDS WEST 50.00 FEET TO THE POINT OF BEGINNING.

TRACT NO. 16:

LAND IN THE 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS TRACT NO. 16 OF THE JOHN T. HAILEY, JR., AND ANNE S. HAILEY PROPERTY, AS DESCRIBED ACCORDING TO A SURVEY BY REX NORTHCUTT, REGISTERED LAND SURVEYOR, LICENSE NO. 77, DATED APRIL 26, 1996, AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH SIDE OF A CUL-DE-SAC AT THE END OF A PROPOSED 50.00 FOOT WIDE RIGHT-OF-WAY (OFF GARLAND HOLLOW ROAD) AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID PIN BEING 1548.66 FEET FROM A POINT IN THE CENTER OF GARLAND HOLLOW ROAD AND THIS POINT BEING 211.62 FEET FROM THE NORTHWEST CORNER OF THE CHARLES MCCOY PROPERTY; THENCE, WITH THE TRUE POINT OF BEGINNING AND WITH SAID CUL-DE-SAC HAVING A DELTA ANGLE OF 120 DEGREES 00 MINUTES 00 SECONDS, RADIUS OF 50.00 FEET, LENGTH OF 104.72 FEET AND WITH A CHORD BEARING AND DISTANCE OF NORTH 68 DEGREES 17 MINUTES 40 SECONDS EAST 86.60 FEET TO A POINT AT THE END OF A CUL-DE-SAC; THENCE, LEAVING SAID CUL-DE-SAC, SOUTH 79 DEGREES 57 MINUTES 16 SECONDS EAST 1256.25 FEET TO A METAL PIN IN THE WEST LINE OF THE JEAN SEXTON PROPERTY (DEED BOOK 4972, PAGE 257); THENCE, WITH SAID WEST LINE, SOUTH 07 DEGREES 49 MINUTES 48 SECONDS WEST 543.28 FEET TO A TRIPLE BLAZED 14 INCH HICKORY AT FENCE CORNER; THENCE, LEAVING SAID WEST LINE, NORTH 80 DEGREES 40 MINUTES 53 SECONDS WEST 985.48 FEET TO A METAL PIN; THENCE, NORTH 25 DEGREES 35 MINUTES 31 SECONDS WEST 627.28 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO PHILLIP D. DEAN, II BY QUITCLAIM DEED FROM JENNIFER J. WRIGHT (FORMERLY DEAN) OF RECORD IN INSTRUMENT NUMBER 20040831-0105051, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 16, 2004.

BEING THE SAME PROPERTY CONVEYED TO PHILLIP D. DEAN, II BY QUITCLAIM DEED FROM JENNIFER J. WRIGHT OF RECORD IN INSTRUMENT NUMBER 20030123-0009614, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 5, 2002. PURSUANT TO FINAL DECREE OF DIVORCE IN THE FOURTH CIRCUIT COURT FOR DAVIDSON COUNT, TENNESSEE, CASE NO. 00D25866, STYLED JENNIFER J. DEAN VS. PHILLIP D. DEAN, DATED JANUARY 10, 2001.

BEING THE SAME PROPERTY CONVEYED TO PHILLIP D. DEAN, II, AND WIFE, JENNIFER J. DEAN BY DEED FROM JOHN T. HAILEY, JR., AND WIFE, ANNE S. HAILEY OF RECORD IN BOOK 10258, PAGE 268, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 12, 1996.

The said Phillip D. Dean, II, is now married to the said Diane Dean who also joins in this conveyance.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as 1027 Garland Hollow Road Pegram, Tennessee 37143
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 8th day of May, 2012.

Phillip D. Dean, II

Diane Dean

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared Phillip D. Dean, II, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th day of May, **2012**.

Notary Public
My Commission Expires: 8-17-2015

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-17-2015

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared Diane Dean to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of May, **2012**.

Notary Public
My Commission Expires: 5/5/2015

LAURIE DUTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015

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