BILL GARRETT, Davidson County
Trans:T20120035732 DEEDOC
Recvd: 05/15/12 14:12 2 pgs
Fees:12.00 Taxes:0.00
20120515-0042030

This instrument prepared by:
LAW OFFICE OF DAVID J. WAYNICK
200 Nashboro Boulevard
P.O. Box 17116
Nashville, TN 37217
(615) 885-5707

ADDRESS OF NEW OWNER:
James Pergande
2433 Ravine Drive
Nashville, TN 37217

And

Daniel Pergande
532 Rual Hill Road
Nashville, TN 37217

SEND TAX BILL TO:
To New Owners

MAP **150**
GROUP
PARCEL **160**

THIS INSTRUMENT PREPARED BY INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITH NO TITLE SEARCH PERFORMED.

QUITCLAIM DEED

For and in consideration of love and affection (and no monetary consideration), I, **George Pergande**, by these presents do hereby quitclaim, grant and convey unto James Pergande and Daniel Pergande, as joint tenants with right of survivorship, all of my right, title and interest in the following described tract of land in **DAVIDSON COUNTY, TENNESSEE**, to wit:

> Land in Davidson County, Tennessee, being the northeasterly part of Lot No. 4 and the easterly part of Lot No. 5 on the unrecorded plan of Sandy Richard Land and said part of Lot No. 4 also being the northeasterly part of the easterly 2 ½ acre part of Lot No. 10 on the plan of Foster Lands of record at Chancery Plan Book 2, Page 157, Register's Office for Davidson County, Tennessee, and described together according to a copy of a survey made by Ralph W.C. Lambert, dated September 30, 1965, as follows:
>
> Beginning at a point in the southerly margin of Anderson Road, said point of beginning being 241 feet east of the common corner of Lot No. 5 (said Sandy Richardson Land) and Lot No. 10 (said Foster Lands), thence along said margin south 86 degrees 14' east 108 feet to an iron pin; thence, south 1 degree 45' west 404 feet to an iron pin; thence; north 86 degrees 14' west 108 feet to an iron pin; thence, north 1 degree 45' east 404 feet to an iron pin, the point of beginning.
>
> Being the same property conveyed to George Pergande by Quitclaim Deed of record as Instrument No. 20100503-0033536 in the Register's Office of Davidson County.

This improved property known as: **3161 Anderson Road, Antioch, TN 37013.**

GRANTOR MAKES NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE IN THE PROPERTY, OR AS TO THE OWNERSHIP OF THE MINERALS LOCATED ON, UNDER OR WITHIN THE PROPERTY. GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THE CONDITION OF THE

PROPERTY CONVEYED HEREBY, INCLUDING IMPROVEMENTS LOCATED THEREON, INCLUDING, WITHOUT LIMITATION, THE HABITABILITY, CONDITION OR FITNESS THEREOF FOR ANY PARTICULAR USE OR PURPOSE. GRANTEE AGREES THAT THE PROPERTY CONVEYED HEREBY, INCLUDING IMPROVEMENTS LOCATED THEREON, IS CONVEYED BY GRANTOR AND ACCEPTED BY GRANTEE IN AN "AS IS, WHERE IS" AND "WITH ALL FAULTS" CONDITION. THIS CONVEYANCE IS MADE EXPRESSLY SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN FORMER DEEDS AND OTHER INSTRUMENTS OF RECORD APPLICABLE TO SAID PROPERTY, INSOFAR AS SAME ARE PRESENTLY BINDING THEREON, AND TO ANY EASEMENTS APPARENT FROM AN INSPECTION OF SAID PROPERTY.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $0.00.

George Pergande
Affiant

Subscribed and sworn to before me this 14th day of May, 2012.

Toni Waynick
Notary Public

TONI M WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 24, 2012

IN WITNESS WHEREOF we have hereunto set our hands on this the 14th day of May, 2012.

George Pergande
George Pergande, Bargainor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Pergande, the 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 Quitclaim Deed for the purposes therein contained.

Subscribed and sworn to before me this 14th day of May, 2012.

Toni Waynick
Notary Public

TONI M WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 24, 2012