QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20120035738 DEEDQC
Recvd: 05/15/12 14:18 2 pgs
Fees:12.00 Taxes:0.00
20120515-0042041

STATE OF TENNESSEE
COUNTY OF ROBERTSON

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

Ernest R Harper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April, 2012.

Cheryl D. Pentecost
Notary Public

MY COMMISSION EXPIRES: 6/16/12
(AFFIX SEAL)

CHERYL D. PENTECOST STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd., Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mule Train Farms, a partnership composed of Lonnie Ray Harper and Ernest R. Harper	Mule Train Farms	TR 1- 04311013300 TR 2 -04311003700
(NAME)	(NAME)	
	3612 Baggett Rd	
3612 Baggett Rd Springfield (ADDRESS) ~~Madison, TN~~	(ADDRESS) Springfield TN 37172	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20120342

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Ernest R. Harper**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey and quitclaim unto **Mule Train Farms, a partnership composed of Lonnie Ray Harper and Ernest R. Harper**, hereinafter called the GRANTEE, **his/her** heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 120 AND 222 Myatt Drive, Madison, TN

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 25th day of April, 2012.

Ernest R. Harper

STATE OF TENNESSEE

COUNTY OF ROBERTSON

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

Witness my hand and official seal at Springfield, Tennessee this 25th day of April, 2012.

Commission expires: 6/16/12

Cheryl D. Pentecost
Notary Public

CHERYL D. PENTECOST STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

EXHIBIT A

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

TRACT NO.1:
BEING Lot No. 18 of an unrecorded plan in Block 1 of a recorded plan in Book 1130, page 37, Register's Office for Davidson County, Tennessee, known as Anderson Estates.

Said Lot begins at a point 154.36 feet from a monument of the Northeast corner of Dupont Avenue and Myatt Drive; thence Westerly 150 feet between the common lines of Lots 18 and 19 to a point of the common corners of Lots Nos. 18, 19, 82 and 83; thence Southwardly 50 feet to the point of the common corner of Lots Nos. 17, 18, 83 and 84; thence Eastwardly along the line between Lots Nos. 17 and 19, 150 feet to a point in the Westerly margin of Myatt Drive; thence Northwardly along same margin 50 feet to the point of beginning.

Property commonly known as 120 Myatt Drive, Madison, TN

Tract No. 1 BEING all of the same property conveyed to Ernest R. Harper by Quitclaim Deed from Lonnie Ray Harper, dated November 10, 1997 and filed of record in Book 10678, Page 721, Register's Office for Davidson County, Tennessee.

TRACT NO. 2:
Being a part of Block No. 13 on the Plan of Anderson Estates, as of record in Book 1130, page 37, Register's Office for Davidson County, Tennessee, being Lots Nos. 31 and 32 on the unrecorded plan of Blocks Nos. 1 and 13 of said Anderson Estates, Section one, described according to a survey made by Anderson and Joe, Surveyors, August 5, 1946, as follows:

Beginning on the westerly margin of Myatt Drive at a point 585 feet, more or less, north of the northerly margin of DuPont Avenue, being the corner of Lot Nos. 30 and 31; thence with the line between said two lots Westwardly 136 feet to the southeast corner of Lot No. 70; thence with the easterly line of Lots Nos. 70 and 69, northwardly 130 feet to the corner of Lots Nos. 32, 33, 68 and 69; thence with the line between Lots Nos. 32 and 33 eastwardly 136 feet to the westerly margin of Myatt Drive; thence with the said Drive southwardly 130 feet to the beginning.

Included in the above described property, but expressly excluded from this conveyance is land conveyed to Metropolitan Government of Nashville by Deed of record in Book 4384, page 440 and being described as follow:

A strip or parcel of land in the 10th Councilmanic District of the Metropolitan Government of Nashville & Davidson County, Tennessee, being part of Block 13 on the plan of Anderson Estates, as of record in Book 1130, page 37, Register's Office for said County and being a part of Lot Nos. 31 and 32, on the unrecorded plan of Blocks No. 1 and 13 of said Anderson Estates, Section One, and described as follows:

Said strip or parcel of land fronts 130.0 feet on the present Westerly margin of Myatt Drive and runs back between parallel lines 10.0 feet to points on the new relocated Westerly margin of Myatt Drive on which it measures 130.0 feet thereon and containing 1,300 square feet.

There is also hereby conveyed a temporary slope and construction easements that extends 5 feet beyond the above described strip or parcel of land. This easement shall terminate upon the grading of the said easement area to the plans of Myatt Drive or at such time as any other construction performed which would eliminate the need for said easement.

Property commonly known as 222 Myatt Drive, Madison, Tn

Tract No. 2 BEING all of the same property conveyed to Ernest Harper by Warranty Deed from Gerald A. Murphy, unmarried of record at Instrument No. 20060601-0064181, Register's Office for Davidson County, Tennessee.