ALL PARTIES ARE ADVISED TO SEEK THE ADVICE OF INDEPENDENT LEGAL COUNSEL OF THEIR CHOICE PRIOR TO EXECUTING THIS INSTRUMENT.

This document has been prepared at the request of the grantors. No legal opinion has been given. The legal description has been furnished to the preparer by the Grantor, by third party, or has been obtained from the record title. The preparer assumes no liability as to the accuracy or the content thereof. This deed was prepared without a title search. Therefore no representation is made by the preparer as to the status of the title to the property conveyed, nor compliance with subdivision regulations. Preparer assumes no liability as to the state of the title of the property, unless a separate title opinion is furnished to the grantee, and then only to the extent of the state of title to the property as set forth in the title opinion.

THIS INSTRUMENT PREPARED BY:
Clarity Title, LLC
815 Loretta Dr.
Goodlettsville, TN 37072

Davidson County DEEDQC
Recvd: 06/29/12 09:18 3 pgs
Fees:17.00 Taxes:0.00
20120629-0057081

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Sarah Gibbons	Sarah Gibbons	
Brick Church Pike	207 Friendship Dr.	01800016000
Goodlettsville, TN 37072	Goodlettsville, TN 37072	

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between Jeremy Ross, unmarried, hereinafter referred to as the "GRANTOR" and Sarah Gibbons, unmarried, hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, Jeremy Ross, unmarried, has this day quitclaimed unto Sarah Gibbons, unmarried, any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

Beginning at an iron rod in the southwest corner of Tract # 1 (Parcel 35), also being the northwest corner of the property described hereon;

Thence, South 48 degrees 39 minutes 30 seconds West, a distance of 651.03 feet to an iron rod;

Thence, with west property line of Tract # 5, South 26 degrees 44 minutes 07 seconds West, a distance of 677.21 feet to an iron rod in the north property line of parcel 38;

Thence, with said property line, North 48 degrees 39 minutes 30 seconds West, a distance of 899.70 feet to an iron rod in the east property line of parcel 132;

Thence, with said property line, North 48 degrees 07 minutes 15 seconds East, a distance of 659.94 feet to the point of beginning and containing 11.665 acres more or less.

Being the remaining portion of property conveyed to Stacy L. Marchand by deed from Judith O. Dickens and husband O'Neal J. Dickens recorded on April 2, 2008 and recorded in Instrument No: 20080402-0032969, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeremy Ross from Stacy L Marchand by deed dated 03/18/09 and recorded on 10/13/2010 in Instrument Number 20101013-0081972 in the Register's Office for Wilson County, Tennessee.

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

In Witness Whereof, the undersigned has hereunto set his hand on this the 28 day of June 2012.

Jeremy Ross

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeremy Ross with whom I am personally acquainted (or proved to be 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 this 28th day of June 2012.

My commission expires:
10.5.2015

NOTARY PUBLIC

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Sumner

THE ACTUAL CONSIDERATION OF THIS TRANSFER IS $ 0

AFFIANT

Subscribed and sworn to before me this 28 day of June, 20 12

My commission expires:
10.5.2015

NOTARY PUBLIC

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Julia A. Hirt, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Quenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.