BILL GARRETT, Davidson County
Trans:T20120062141 DEEDQC
Recvd: 08/20/12 15:27 3 pgs
Fees:17.00 Taxes:0.00
20120820-0074698

This Instrument Prepared by:
MARTIN A. KOOPERMAN
Attorney at Law
603 Woodland Street
Nashville, TN 37206-4211
(615) 259-1214

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Dominick J. Leonardo 4599 Dry Fork Rd. Whites Creek, TN 37189	Same	03900027800

FOR AND IN CONSIDERATION of $0.00 and other good and valuable consideration, We, **TAMI ROSS LEONARDO and PHYLLIS BASS LEONARDO,** by these presents do hereby quitclaim and convey unto **DOMINICK J. LEONARDO,** and his heirs, successors and assigns, all my right, title and interest in and to the following described tract of land:

LAND lying in the 2nd Civil District of Davidson County, Tennessee, being a portion of the Lynn E. Polk, etux Frances A. Polk Property recorded in Book 5370, page 670, Register's Office for Davidson County, Tennessee, as shown on a survey by MEC, Inc., dated 11/21/91 and being more particularly described as follows:

BEGINNING at a point in the easterly boundary line of said Polk property, between Polk and the Robert E. Graves property as recorded in Book 1726, page 608, RODC, TN, said point being an iron rod on the northerly margin of the access road to the said Polk property, and point also being the NE corner of the herein described tract, thence along the westerly line of said Robert E. Graves property S 6 deg. 15 min. 48 sec. W, 507.78 feet to a new iron rod, thence along the northerly line of Louella B. Brown's property as recorded in Book 6069, page 552, RODC, TN, N 60 deg. 41 min. 56 sec. W, 74.20 feet to an 18-inch oak tree with old fence wire evident; thence N 72 deg. 01 min. 35 sec. W, 179.02 feet to a 12-inch beech tree with old fence wire evident; thence N 81 deg. 14 min. 04 sec. W, 142.00 feet to a 30-inch hickory tree with old fence wire evident; thence N 84 deg. 8 min. 29 sec. W, 85.82 feet to a 24-inch oak tree with old fence wire evident; then N. 82 deg. 47 min. 42 sec. W, 234.55 feet, thence with a new line across the aforementioned Polk property, N 07 deg. 12 min. 18 sec. E, 703.56 feet; thence S 84 deg. 06 min. 31 sec. 192.44 feet to a new iron rod; thence S 55 deg. 17 min. 52 sec. E, 570.64 feet to the point of beginning.

Including a Joint Use Easement for Ingree/Egress dated December 2, 2007, and recorded in Instrument No. 20071210-0142413, said Register's Office.

BEING the same property conveyed to Dominick J. Leonardo by deed from Leslie Moore and wife Linda Moore and recorded in Instrument No. 20091215-0114287 Register's Office for Davidson County, Tennessee.

This is improved property known as 4599 Dry Fork Rd., Whites Creek, TN 37189.

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

Witness my hand this 1 day of August, 2012.

TAMI ROSS LEONARDO

Phyllis Bass Leonardo

PHYLLIS BASS LEONARDO

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 bargainors, **TAMI ROSS LEONARDO and PHYLLIS BASS LEONARDO**, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1 day of August, 2012.

DOMINIC J. LEONARDO
STATE OF TENNESSEE NOTARY PUBLIC
Seal
DAVIDSON COUNTY

NOTARY PUBLIC AT LARGE

My Commission Expires: 3/5/2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Phyllis Barr Leonardo

AFFIANT

Sworn to and subscribed before me this
6 day of August, 2012.

NOTARY PUBLIC AT LARGE

My Commission Expires: 5/3/2015

DOMINIC J. LEONARDO
STATE OF TENNESSEE NOTARY PUBLIC
Seal
DAVIDSON COUNTY