BILL GARRETT, Davidson County
Trans:T20120076996 DEEDQC
Recvd: 10/10/12 11:39 2 pgs
Fees:12.00 Taxes:0.00
20121010-0092859

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
John M. Rucker, Trustee
John M. Rucker Revocable Living Trust Agreement
826 Old Hickory Blvd.
Madison, TN 37115

Send Tax Bills To:
Same

Map and Parcel No.
Map 042 09
Parcel 001.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **John Michael Rucker**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **John M. Rucker, Trustee, John M. Rucker Revocable Living Trust Agreement dated October 3, 2012** ("Grantee"), all of his interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being part of Lot Nos. 1 and 2 on the Plan of Bonnie Brae subdivision, Section 1, of record in plan Book 2330, Page 1, Register's Office for said County, and described according to a survey by John Kohl, Surveyor, dated July 23, 1975, revised August 20, 1975, as follows:

Beginning at a point in the northerly margin of Old Hickory Boulevard, as widened, said point being the northeast corner of the parcel of land conveyed to Metropolitan Government of Nashville and Davidson County by deed of record in Book 4855, page 5, said Register's Office, and being the southeast corner of the land herein described; thence northeastwardly 299.4 feet to a point, said point being located 11.5 feet west of the common rear corner of Lot Nos. 1 and 2 on the above-referenced plan; thence westwardly, 189.4 feet to a point; thence southwardly 318.5 feet to the northwest corner of the parcel conveyed to Metropolitan Government of Nashville in the above-referenced deed; thence, eastwardly 104.0 feet to the point of beginning.

Being the same property conveyed to **John Michael Rucker** by Special Warranty Deed from **GRP Loan, LLC**, dated May 20, 2009, of record in Instrument No. 20090526-0048252, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the following:
1. Subdivision Restrictions, Building Lines and Easements of record in Plat Book 2330, Page 1, in the Register's Office of Davidson County, Tennessee.
2. Deed Restrictions recorded at Book 3803, Page 469, in the said Register's Office.
3. Easements of record at Book 6391, Page 786, as recorded in the said Register's Office.
4. Judgment of record at Book 5974, Page 919, in the said Register's Office.

5. Judgment of record at Book 11701, Page 249, in the said Register's Office.
6. Judgment of record at Instrument No. 20001117-0114152, in the said Register's Office.

This is improved property known as **826 Old Hickory Blvd., Madison, TN 37115**.

* **John Michael Rucker** and **John M. Rucker** are one and the same person.

(Description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 3rd day of October, 2012.

John M Rucker
John Michael Rucker

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 **John Michael Rucker**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of October, 2012.

Notary Public

My Commission Expires:
11/18/2015

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is Zero Dollars ($0).

John M Rucker
Affiant

Sworn to and subscribed to before me, this the 3rd day of October, 2012.

Notary Public

My Commission Expires:
11/18/2015

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY