ADDRESS NEW OWNER:	VIRGIL L. KLUNDER 6251 Lake Road Joelton, Tennessee 37080
SEND TAX BILLS TO:	SAME
MAP-PARCEL NOS.	Map 80 Parcel 15.02 p/o
Prepared by:	Douglas L. Waterman, Attorney at Law, PLLC Dba Advantia Law Group, TN 2561 Oak Forest Drive Antioch, Tennessee 37013

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **Kathy L Klunder**, (herein "Grantor") by these presents do hereby quitclaim and convey unto Virgil L. Klunder, (herein "Grantee") its successors and assigns, all of my interest in the following described tract or parcel of land in ~~Wilson~~ Davidson County, Tennessee, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF.

This is improved property, known as 6251 Lake Rd., Joelton, Tennessee 37080

Said property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the premises. 2012 Davidson County Taxes are being assumed by the Grantee.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 11 day of October 2012.

Kathy L. Klunder

BILL GARRETT, Davidson County
Trans:T20120077468 DEEDQC
Recvd: 10/11/12 14:14 3 pgs
Fees:17.00 Taxes:0.00
20121011-0093371

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Kathy L. Klunder,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 11 day of October 2012.

Notary Public

TAMMY MINGLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 11-18-2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $10.00.

Affiant

Subscribed and sworn to before me this 11 day of October 2012.

Notary Public

TAMMY MINGLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires:

11-18-2013

EXHIBIT A

Land in Davidson County, Tennessee and being more particularly described as follows: BEGINNING at a concrete monument in the southerly margin of Lake Road, and being a corner to Scott A. Werner (deed book 7433, page 433); thence leaving said road and with said Werner for the next eight calls as follows; South 06 deg. 36' 36" West for a distance of 22.90 feet to a point; thence South 64 deg. 30' 34" East for a distance of 98.00 feet to a point; thence South 61 deg. 30' 34" East for a distance of 107.00 feet to a point; thence, South 54 deg. 30' 34" East for a distance of 62.00 feet to a point; thence, South 73 deg. 29' 26" West for a distance of 170.00 feet to a point; thence, South 47 deg. 49' 16" West for a distance of 513.82 feet to a point; thence, South 23 deg. 36' 26" West for a distance of 287.00 feet to a point; thence South 38 deg. 59' 26" West for a distance of 613.00 feet to a point near the corner of said Werner, and Steven C. Zeitlin; thence, with said Zeitlin for the next five calls as follows: North 56 deg. 23' 34" West for a distance of 120.00 feet to a point; thence South 78 deg. 29' 26" West for a distance of 247.00 feet to a point; thence North 60 deg. 15' 15" West for a distance of 250.00 feet to a point in Marrowbone Creek; thence, with said creek, North 38 deg. 15' 15" West for a distance of 214.00 feet to a point; thence, continuing with said creek, North 69 deg. 45' 15" West for a distance of 139.00 feet to a point in said creek in the line of said Zeitlin, a corner to Steven H. Fishel; thence, leaving said creek and with the line of said Fishel for the next four calls as follows: North 04 deg. 22' 12" East for a distance of 54.00 feet to an iron pin found; thence, North 79 deg. 22' 12" East for a distance of 85.05 feet to an iron pin found; thence, North 87 deg. 44' 45" East for a distance of 165.03 feet to an iron pin found; thence South 58 deg. 38' 03" East for a distance of 81.00 feet to an iron pin set, a corner to said Fishel and in the line of Thomas E. Walker; thence with said Walker, South 25 deg. 08' 36" East for a distance of 141.00 feet to an iron post (found); thence, continuing with said Walker, North 68 deg. 51' 24" East for a distance of 57.00 feet to an iron pin set near the westerly margin of said Lake Road; thence, with the center of said road for the next seven calls as follows; South 72 deg. 47' 23" East for a distance of 22.80 feet to a point; thence, North 64 deg. 25' 21" East for a distance of 124.37 feet to a point; thence, North 56 deg. 49' 49" East for a distance of 54.56 feet to a point; thence, North 48 deg. 17' 09" East for a distance of 841.23 feet to a point; thence, North 45 deg. 41' 22" East for distance of 87.86 feet to a point; thence, North 38 deg. 27' 17" East for a distance of 261.29 feet to a point in the center of said road; thence, North 40 deg. 08' 01" East for a distance of 107.71 feet to an iron pin set in the northerly margin of said road; thence, North 64 deg. 46' 04" East for a distance of 100.00 feet to a point in the northerly margin of said road; thence crossing said road, South 17 deg. 08' 18" East for a distance of 28.18 feet to the point of beginning, containing 12.87 acres, more or less, per survey dated December 10, 1996, by Ray G. Cole, R.L.S. No. 924.

Being the same property conveyed to API Properties 416, LLC, by Warranty Deed, from Jerry C. Pendergrass, an unmarried person, of record in Instrument No.20060504-0052062, Register's Office for Davidson County, Tennessee.

Current source of title: # 20061228-0160155 (P)

M&H File #: 06250-JM