BILL GARRETT, Davidson County
Trans:T20120093554 DEEDQC
Recvd: 12/06/12 15:30 4 pgs
Fees:22.00 Taxes:0.00
20121206-0112722

THIS INSTRUMENT
PREPARED BY:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Cari Tiesl
AFFIANT

Subscribed and sworn to before me this 30th day of November, 2012.

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 01/07/2013

NOTARY PUBLIC

Address New Owners as Follows:
Sydney J. Pernice
1412 Villa Place
Nashville, TN 37212

Send Tax Bills To:
SAME

Map-Parcel:
P/O 105-5-53
P/O 105-5-54

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Bonnie J. Thompson, married**, Grantor, hereby quitclaims and conveys any and all undivided right, title and interest she may have to the hereinafter described property to **Sydney J. Pernice and Thomas C. Pernice, Jr.** Grantee. Said property conveyed herein is described as follows:

BEGINNING AT AN IRON PIN SET AT THE SOUTHWEST CORNER OF LOT 12, AS SHOWN ON THE PLAN OF J.B. HAYNIE'S SUBDIVISION, OF RECORD IN PLAT BOOK 148, PAGE 433, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, CONVEYED TO BONNIE J. THOMPSON, OF RECORD IN QUITCLAIM #20060315-0029769, R.O.D.C;

THENCE WITH THE SOUTHERLY LINE OF LOT 12, SOUTH 82° 05' 16" EAST, 150.00 FEET TO AN IRON PIN SET IN THE WESTERLY RIGHT-OF –WAY OF ALLEY # 436, AND ALSO BEING THE SOUTHEAST CORNER OF LOT 12;

THENCE WITH THE WESTERLY RIGHT-OF –WAY OF SAID ALLEY, SOUTH 09° 08' 09" WEST, 12.25 FEET TO AN IRON PIN SET AT THE NORTHEAST CORNER OF LOT 1, AS SHOWN ON THE RESUBDIVISION OF LOTS 27-49 OF O. B. HAYES ROKEBY PLAN, OF RECORD IN PLAT BOOK 421, PAGE 22, R.O.D.C, CONVEYED

TO SHARON G. WALLACE, OF RECORD IN DEED BOOK 10832, PAGE 345, R.O.D.C;

THENCE LEAVING SAID ALLEY WITH THE NORTHERLY LINE OF LOT 1, NORTH 81° 10' 44" WEST, 72.98 FEET TO AN IRON PIN SET;

THENCE NORTH 81° 46' 20" WEST, 77.00 FEET TO AN IRON PIN SET IN THE EASTERLY RIGHT-OF –WAY OF VILLA PLACE, AND ALSO BEING THE NORTHWEST CORNER OF LOT 1;

THENCE WITH THE EASTERLY RIGHT-OF –WAY OF VILLA PLACE, NORTH 09° 08' 09" EAST, 10.67 FEET TO THE POINT OF BEGINNING, CONTAINING 1,689.34 SQUARE FEET OR 0.04 ACRES MORE OR LESS, ACCORDING TO A SURVEY BY TIMOTHY MARK DONLON, RLS #2297, DATED NOVEMBER 11, 2012.

Being the same property conveyed to Bonnie J. Thompson, married, from Sharon G. Wallace, unmarried, and Bonnie J. Thompson, married, by Quitclaim Deed dated November 30, 2012, of record as Instrument No. 20121206-0112721, Register's Office for Davidson County, Tennessee.

See the Survey, attached hereto as Exhibit A, for further description of the property being conveyed in this instrument.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 30 day of November, 2012.

Bonnie J. Thompson **Robert Thompson**

****Robert Thompson, spouse of Bonnie J. Thompson, joins in this conveyance to convey any marital interest he may have in the property described herein.**

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Bonnie J. Thompson and Robert Thompson, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 30 day of November, 2012.

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9-5-2016

EXHIBIT A

LEGEND:

O IPS	IRON PIN SET
———	PROPERTY ADJOINER
———	PROPERTY LINE
- - - - - - - - - - - - - - - - - - - -	BUILDING OVERHANG
——— X ——— X ———	FENCE
———	EDGE OF CONCRETE

TENNESSEE STATE PLANE

GRAPHIC SCALE
0 15' 30'
1"=30'

AREA LOT 12

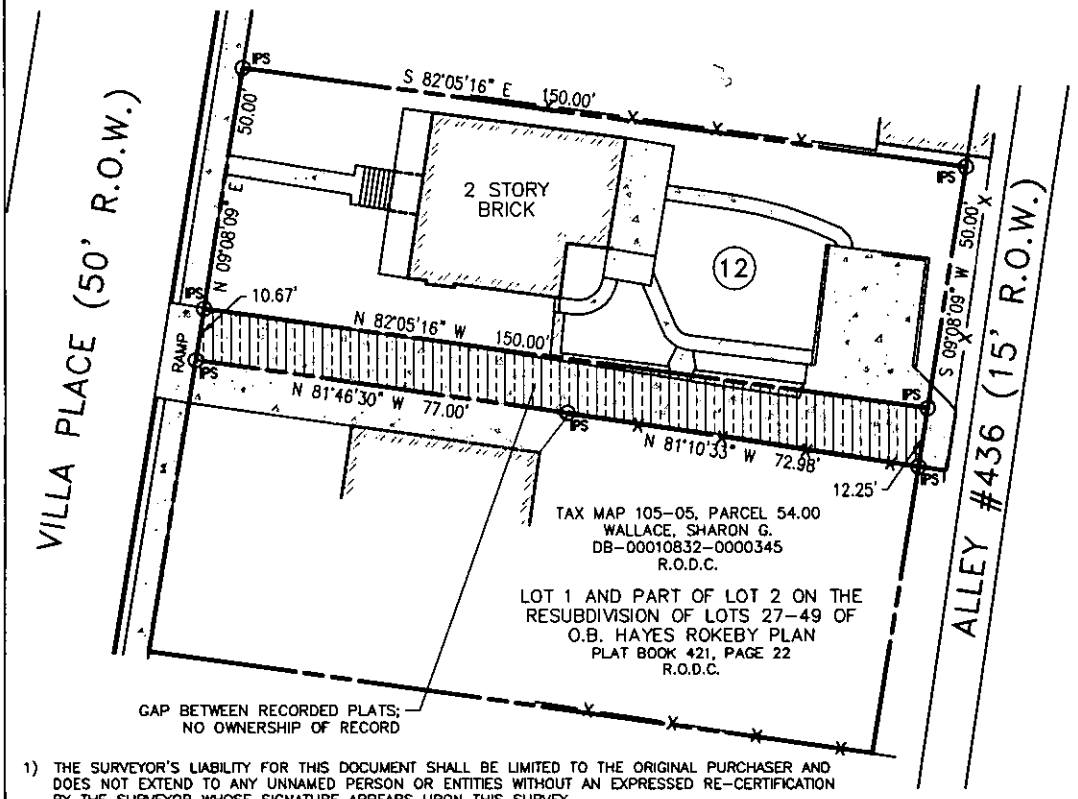
7498.3 SQ. FT. OR 0.17 ACRES

OWNER INFORMATION

TAX MAP 105-05, PARCEL 53.00
THOMPSON, BONNIE J.
QC-20060315-0029769, R.O.D.C.

PLAT REFERENCE

BEING LOT No. 12 OF THE PLAN OF
J.B. HAYNIE'S SUBDIVISION
PLAT BOOK 148, PAGE 433, R.O.D.C.



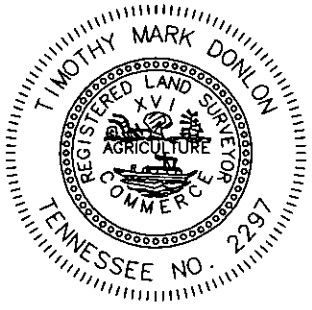
1) THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.

2) UPON REVIEWING FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 47037C0218F, A NON-PRINTED PANEL. IT HAS BEEN DETERMINED THAT THE LIMITS OF THE DETAIL STUDY DO NOT REACH THE SUBJECT PROPERTY. (FLOOD ZONE "X")

3) THE SUBJECT PROPERTY IS CURRENTLY ZONED RS5. SET BACKS AND BULK RESTRICTIONS TO BE DETERMINED BY METRO ZONING ORDINANCE AND METRO PLANNING DEPARTMENT.

4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATED AND CURRENT TITLE SEARCH MAY DISCLOSE.

5) BASIS OF BEARING, REFERENCES TENNESSEE STATE PLANE.



PREPARED BY:
DONLON LAND SURVEYING, LLC
TIMOTHY MARK DONLON
6120 SAWYER BROWN RD.
SUITE 110 A
NASHVILLE, TN 37221
TEL. (615) 673-9116, FAX (615) 673-9117
mdonlonrls@bellsouth.net
http://www.DonlonLandSurveying.com/

PLOT PLAN
LOT No. 12
J.B. HAYNIE'S SUBDIVISION
PLAT BOOK 148, PAGE 433
DAVIDSON COUNTY, TENNESSEE

PREPARED FOR:
BONNIE THOMPSON
1412 VILLA PLACE
NASHVILLE, TN 37212
DATED: NOVEMBER 5, 2012
REVISED: NOVEMBER 29, 2012

212150 THOMPSON