BILL GARRETT, Davidson County
Trans: T20120099915 DEEDQC
Recvd: 12/31/12 10:38 3 pgs
Fees: 17.00 Taxes: 0.00
20121231-0120584

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December 2012

Notary Public

MY COMMISSION EXPIRES: 11/24/13

(AFFIX SEAL)

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY
LEHMAN TITLE & ESCROW, LLC 1646 Westgate Circle, Suite 102 Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Bryan Lewis	NEW OWNER	67-156
(NAME) 4241 Pecan Valley Road	(NAME)	
(ADDRESS) Nashville, TN 37218	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

JAMES A. LEWIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF GRANTOR'S RIGHT TITLE AND INSTEREST UNTO

JAMES BRYAN LEWIS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHBIT "A"

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

unimproved X
This is improved property, known as Pecan Valley Road

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness this 31st day of December 2012.

James A. Lewis

James A. Lewis

STATE OF TENNESSEE:
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said State and County, James A. Lewis, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument and acknowledged that they executed the within instrument for the purposes therein contained as their own free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 31st day of December 2012.
Commission expires:

11/24/13

Notary Public

WILLIAMSON COUNTY, TENNESSEE
J. TRENT LEHMAN
NOTARY PUBLIC AT LARGE

EXHIBIT A

MAP 67, PARCEL 156

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE NORTH RIGHT-OF-WAY OF PECAN VALLEY ROAD AND BEING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE LEAVING THE NORTH RIGHT-OF-WAY OF PECAN VALLEY ROAD, NORTH 19° 01' 47" WEST, 987.63 FEET TO A POINT IN A BRANCH;

THENCE MEANDERING WITH SAID BRANCH THE FOLLOWING BEARINGS AND DISTANCES,

THENCE NORTH 01° 58' 13" EAST, 165.00 FEET TO A POINT;

THENCE NORTH 11° 02' 48" WEST, 230.98 FEET TO A POINT;

THENCE LEAVING SAID BRANCH, NORTH 75° 22' 41"EAST, 445.00 FEET TO AN IRON PIN;

THENCE SOUTH 52° 02' 00" EAST, 906.81 FEET TO AN IRON PIN IN THE NORTH RIGHT-OF-WAY OF PECAN VALLEY ROAD;

THENCE WITH A CURVE TO THE LEFT 8.06 FEET, A RADIUS OF 1687.89 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 37° 03' 20" WEST, 8.06 FEET TO A POINT;

THENCE SOUTH 36° 31' 19" WEST, 89.69 FEET TO A POINT;

THENCE WITH A CURVE TO THE RIGHT 694.49 FEET, A RADIUS OF 9127.77 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 40° 02' 07" WEST, 694.32 FEET TO A POINT;

THENCE SOUTH 42° 51' 34" WEST, 64.47 FEET TO A POINT;

THENCE WITH A CURVE TO THE RIGHT 261.09 FEET, A RADIUS OF 2421.41 FEET WITH A CHORD BEARING AND DISTANCE OF SOUTH 45° 54' 36" W, 260.97 FEET TO A POINT;

THENCE SOUTH 50° 04' 21" 63.53 FEET TO THE POINT OF BEGINNING, CONTAINING 20.76 ACRES MORE OR LESS, ACCORDING TO A SURVEY BY TIMOTHY MARK DONLON, RLS #2297, DATED DECEMBER 14TH, 2012.

Being the same property conveyed to James A. Lewis by Quitclaim Deed from Hilda M. Lewis of record in Instrument Number 20121231012058 3 Register's Office for Davidson County, Tennessee.