


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: 11/24/15

(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 A. Lewis | NEW OWNER | Part of 56-9 |
| (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,

**HILDA M. 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 A. 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 EXHBIIT "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.

Hilda M. Lewis

BILL GARRETT, Davidson County
Trans:T20120099915 DEEDOC
Recvd: 12/31/12 10:39 3 pgs
Fees:17.00 Taxes:0.00

20121231-0120585

STATE OF TENNESSEE:
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said State and County, Hilda M. 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



Tract 1

MAP 56, PART OF PARCEL 9
A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEING A PART OF PROPERTY CONVEYED TO HILDA M. LEWIS, BY QUITCLAIM DEED BOOK 8405, PAGE 685 OF RECORD IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN FOUND IN THE NORTH RIGHT-OF -WAY OF PECAN VALLEY ROAD AND BEING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;
THENCE NORTH 34° 24' 23" WEST, 715.15 FEET TO AN IRON PIN;
THENCE NORTH 40° 25' 12" EAST, 356.10 FEET TO AN IRON PIN SET;
THENCE SOUTH 29° 25' 04" EAST, 796.50 FEET TO AN IRON PIN SET IN THE NORTH RIGHT-OF-WAY OF PECAN VALLEY ROAD;
THENCE WITH SAID RIGHT-OF-WAY SOUTH 56° 49' 42" WEST, 64.45 FEET TO AN IRON PIN SET;
THENCE WITH A CURVE TO THE LEFT 210.96 FEET, A RADIUS OF 1068.66 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 51° 09' 48" WEST, 210.62 FEET TO THE POINT OF BEGINNING, CONTAINING 5.28 ACRES OR 229,852 SQUARE FEET MORE OR LESS, ACCORDING TO A SURVEY BY TIMOTHY MARK DONLON, RLS #2297, DATED DECEMBER 14TH, 2012.
TRACT 2

MAP 56, PART OF PARCEL 9
A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEING A PART OF PROPERTY CONVEYED TO HILDA M. LEWIS, BY QUITCLAIM DEED BOOK 8405, PAGE 685 OF RECORD IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN FOUND IN THE NORTH RIGHT-OF -WAY OF PECAN VALLEY ROAD AND BEING THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO HILDA M. LEWIS, BY QUITCLAIM DEED BOOK 8405, PAGE 685 OF RECORD IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TN;
THENCE SOUTH 56° 48' 43" WEST, 276.00 FEET TO AN IRON PIN SET;
THENCE NORTH 29° 25' 04" WEST, 796.50 FEET TO AN IRON PIN;
THENCE NORTH 40° 25' 12" EAST, 119.90 FEET TO AN IRON PIN;
THENCE NORTH 44° 03' 07" EAST, 169.88 FEET TO AN IRON PIN;
THENCE SOUTH 29° 25' 04" EAST, 868.01 FEET TO THE POINT OF BEGINNING, CONTAINING 5.28 ACRES OR 229,852 SQUARE FEET MORE OR LESS, ACCORDING TO A SURVEY BY TIMOTHY MARK DONLON, RLS #2297, DATED DECEMBER 14TH, 2012.

INGRESS/EGRESS EASEMENT
BEING A 25 FOOT WIDE INGRESS/ EGRESS EASEMENT LOCATED IN THE SOUTHEAST CORNER OF THE HILDA M. LEWIS PROPERTY, OF RECORD IN DEED BOOK 8405, PAGE 685, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN FOUND IN THE NORTH RIGHT-OF-WAY LINE OF PECAN VALLEY ROAD (50 FOOT RIGHT-OF-WAY) AND BEING THE SOUTHEAST CORNER OF THE HILDA M. LEWIS PROPERTY, OF RECORD IN DEED BOOK 8405, PAGE 685, R.O.D.C, THENCE WITH SAID RIGHT-OF-WAY, SOUTH 56° 38' 47" WEST, A DISTANCE OF 25.06 FEET TO A POINT;
THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 29° 25' 04" WEST, A DISTANCE OF 862.31 FEET TO A POINT; THENCE NORTH 44° 03' 07" EAST, A DISTANCE OF 26.08 FEET TO A POINT;
THENCE SOUTH 29° 25' 04" EAST, A DISTANCE OF 868.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.50 ACRES OR 21,629 SQUARE FEET MORE OR LESS,
ACCORDING TO A SURVEY BY TIMOTHY MARK DONLON, RLS #2297, DATED DECEMBER 21, 2010.

Being part of the same property conveyed to Hilda M. Lewis by Quitclaim Deed from James A Lewis and Hilda M. Lewis of record in Book 8405, page 685 Register's Office for Davidson County, Tennessee.