QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Sandra S Strohl
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF FEBRUARY, 2013

Notary Public

MY COMMISSION EXPIRES: 8-17-2015
(AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-17-2015

BILL GARRETT, Davidson County
Trans:T20130011148 DEEDQC
Recvd: 02/08/13 14:41 2 pgs
Fees:12.00 Taxes:0.00
20130208-0013443

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sandra S. Strohl	**Same**	
(NAME)	(NAME)	
1452 Campbell Road		**032 00 0 033.00**
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, **SANDRA S. STROHL, UNMARRIED** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **SANDRA S. STROHL, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

A CERTAIN TRACT OR PARCEL OF LAND IN THE 10TH, FORMERLY THE 22ND, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FRONTING 33.8 POLES OR 557.7 FEET ON CAMPBELL'S LAND AS NOW LAID OUT, ON THE NORTH OR NORTHEAST SIDE THEREOF, BEING COMPOSED OF A TRACT OF LAND CONTAINING 5 ½ ACRES, MORE OR LESS, AND THE SOUTH EAST 2.15 ACRES OF LOT NO. 4 IN A DIVISION OF THE HOMESTEAD TRACT OF HENRY RAMER, DECEASED, NOT OF RECORD, AND DESCRIBED TOGETHER AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF CAMPBELL'S LANE OR ROAD, THE SOUTHEAST CORNER OF SAID 5 ½ ACRE TRACT OF LAND CONVEYED BY E.F. WOLFE AND WIFE, TO G.M. AND J.J. HILL, BY DEED OF RECORD IN BOOK 328, PAGE 539, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND RUNNING THENCE IN A NORTHWESTERLY DIRECTION WITH THE CENTER OF SAID CAMPBELL ROAD, 33.8 POLES OR 557.7 FEET, MORE OR LESS, TO A POINT IN THE CENTER OF SAID ROAD, THE SOUTHWEST CORNER OF SAID 5 ½ ACRE TRACT OF LAND AND THE SOUTHEAST CORNER OF A 3 ACRE TRACT OF LAND OWNED BY J. J. HILL; THENCE NORTH 29 ¼ DEG. EAST, WITH THE WESTERN BOUNDARY LINE OF SAID 5 ½ ACRE TRACT OF LAND, PASSING THE NORTHWEST CORNER OF SAID 5 ½ ACRE TRACT OF LAND AND THE NORTHEAST CORNER OF SAID 3 ACRE TRACT OF LAND AT 23.8 POLES OR 392.7 FEET, IN ALL, 541.7 FEET, TO A POINT IN A TRACT OF LAND CONTAINING 51 ACRES, MORE OR LESS, CONVEYED TO G.M. AND J.J. HILL, BY DEED HEREINBEFORE REFERRED TO; THENCE NORTH 36 DEG. 26' EAST, 120.5 FEET, TO A POINT, A 12 INCH BLACK LOCUST; THENCE NORTH 53 DEG. 39' EAST, 150 FEET, TO A POINT; THENCE SOUTH 61 DEG. 36' EAST, 161 FEET, MORE OR LESS, TO THE EASTERN BOUNDARY LINE OF SAID LOT NO. 4; BEING ALSO SAID 51 ACRE TRACT OF LAND; THENCE SOUTH 2 DEG. WEST, WITH THE EASTERN BOUNDARY LINE OF SAID LOT NO. 4 OR 51 ACRE TRACT OF LAND, 245 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID LOT AND THE NORTHEAST CORNER OF SAID 5 ½ ACRE TRACT OF LAND, BEING ALSO A CORNER OF J.J. HILL'S LAND, THENCE SOUTH 13 ¼ DEG. WEST, WITH THE EASTERN BOUNDARY LINE OF SAID 5 ½ ACRE TRACT OF LAND AND THE WESTERN BOUNDARY LINE OF THE LAND OF J.J. HILL, 681.78 FEET, MORE OR LESS, TO THE BEGINNING, CONTAINING 7.65 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO MARILYN J. DEVINE AND SANDRA S. STROHL, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP FROM WILLIAM O. WARNER, III BY WARRANTY DEED DATED FEBRUARY 28, 1990, AND RECORDED ON MARCH 1, 1990 IN BOOK 8055, PAGE 291, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID MARILYN J. DEVINE HAVING SINCE DIED ON NOVEMBER 8, 2011 AS DOCUMENTED IN CASE NO. 12P668 IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE, TITLE IS NOW VESTED IN SANDRA S. STROHL, AS SURVIVING TENTANT WITH RIGHT OF SURVIVORSHIP.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

This is
( ) unimproved
(X) improved

property known as **1452 Campbell Road, Goodlettsville, Tennessee 37072**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this the 6th day of February, 2013.

Sandra S. Strohl

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sandra S. Strohl**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of February, 2013.

Notary Public

My Commission Expires: 4-17-2015

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-17-2015

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212