Davidson County DEEDQC
Recvd: 02/28/13 13:41 4 pgs
Fees:22.00 Taxes:0.00
20130228-0020093

153389 29

QUITCLAIM DEED

THIS DEED OF CONVEYANCE made and entered into on this 28 day of January, 2012, by and between **Timothy L. Bradley, a married man,** hereinafter known and referred to as **GRANTOR**, and **Timothy L. Bradley and Cheryl Richardson, husband and wife, as tenants by the entirety,** whose tax mailing address is 3030 Greer Road, Goodlettsville, Tennessee 37072, hereinafter known and referred to as **GRANTEES;**

W I T N E S S E T H :

For and in consideration of the sum of **$10.00**, cash in hand paid by Grantees to Grantor, the receipt of all of which is hereby acknowledged, the Grantor has bargained, sold, aliened, and conveyed, and do by these presents quitclaims unto the Grantees, as tenants by the entirety, a certain tract of real estate more fully described as follows:

Land in Davidson County, Tennessee, being land in the 10th Civil District of said County, described to a copy of a survey by John R. Alley, surveyor, dated June 1965, as follows:

Beginning at an iron spike set in the center of Greer road, said point being the Northwest corner of the tract of land conveyed to Henry C. Smiley and wife, by deed of record in book 4017, page 215, register's office for said county; thence with the center line of said Greer road, South 82 degrees 14' East 102.8 feet to a point South 77degrees 10' East 100 feet to an iron spike; South 72 degrees 45' East 188.6 feet to an iron spike and South 72 degrees 00' East 181.7 feet to an iron spike; thence North 10 degrees 30' East 701 feet to a point in an old marked line; thence North 86 degrees 30' West 684 feet to a point; thence South 1 degrees 00' East 587 feet to the point of beginning, containing 9.05 acres, more or less.

Included in the above description, but expressly excluded therefrom is property conveyed to James R. Huffine, by deed from William H. Baker Revocable trust dated February 7, 1992, of record in Book 8763, Page 521, register's office of Davidson County Tennessee, as follows:

Beginning at a set iron pin in the Northerly Margin of Greer road, said pin being the most Southwesterly corner of the herein described tract and being a common corner to Virgil L.

Binkley (deed book 4228, page 481, register's office for Davidson county, Tennessee); thence with the East line of Binkley North 01 degrees 00' 00" West, 561.95 feet to an iron pin; thence South 86 degrees 30' 00" East, 217.10 feet to an iron pin; thence South 00 degrees 43' 25" West, 583.71 feet to an iron pin in the Northerly margin of said road; thence with said margin and a curve to the left (1=9 degrees 19' 43", R=1245.59') 202.80' to the point of beginning containing 2.723 acres more or less, as surveyed by Tommy E. Walker, Tennessee license no. 1465 on January 22, 1992.

Being the same parcel conveyed to Timothy L. Bradley from Gregory Scott Jerrell and Jacqueline L. Jerrell, by virtue of a deed dated 5/26/2011, recorded 6/2/2011, as instrument no. 20110602-0041913 county of Davidson, State of Tennessee.

Assessor's Parcel No: 01100003300

This conveyance is exempt from transfer tax under T.C.A 67-4-409(a)(3)(A), as same creates a tenancy by the entirety from one spouse to the other, and therefore, no oath of value is required for this deed in accordance with the provisions of T.C.A. 67-4-409(a)(5).

IN TESTIMONY WHEREOF, witness the hand of the Grantor herein, all on this the day and year first above written.

Timothy L. Bradley

GRANTOR

STATE OF TENNESSEE)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 29 day of January, 2012, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by Timothy L. Bradley.

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires
January 27, 2015

Barbara Collins
Notary Public
My Commission Expires: Jan 27, 2015

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
Timothy L. Bradley and Cheryl Richardson
3030 Greer Road
Goodlettsville, Tennessee 37072

Property Owner and Address:
Timothy L. Bradley and Cheryl Richardson
3030 Greer Road
Goodlettsville, Tennessee 37072

This instrument prepared without title examination by:
John E. Norman, Esq.
333 West Vine Street, Suite 207
Lexington, KY 40507
(859) 252-1690

Return to:
U.S. Bank
1550 American Blvd
East #440
Bloomington, MN 55425

True Copy Certification

I, Levi Bishop, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, JoAnne P D'Onofrio, a notary public for this county and state, Levi Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
JoAnne P. D'Onofrio, Notary Public
Crafton Boro, Allegheny County
My Commission Expires Aug. 18, 2013
Member, Pennsylvania Association of Notaries