BILL GARRETT, Davidson County
Trans:T20130023321 DEEDQC
Recvd: 03/21/13 14:55 2 pgs
Fees:12.00 Taxes:0.00
20130321-0028219

This instrument prepared by:

Bass, Berry & Sims PLC (BHS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Nos.
Joan R. Johnson 311 Battle Road Antioch, TN 37013	New Owner	160-16-46

The undersigned, Joan R. Johnson (hereinafter referred to as the "Grantor"), owns a Ninety-Three Percent (93%) interest in certain property located at 5564 Hill Road, Brentwood, Tennessee 37027, which is more particularly described below (the "Property"). The Grantor desires to transfer to Frank Steven Johnson and wife, Carla A. Johnson (hereinafter referred to as the "Grantees"), an Eight Percent (8%) undivided interest in the Property, and after such conveyance, the Grantor will own an Eighty-Five Percent (85%) undivided interest and the Grantees will own a Fifteen Percent (15%) undivided interest in the Property.

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby quitclaim, transfer and convey an Eight-Hundredths (8/100) undivided interest in and to the Property to the Grantees, as tenants by the entireties, said Property being a certain tract or parcel of land in the County of Davidson, State of Tennessee, more particularly described as follows:

> Lying in the 8th Civil District of said County and being Lot No. 1 on the plan of Woodridge, Section Two, as of record in Plat Book 6900, Page 983, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jesse R. Johnson and wife, Joan R. Johnson, by warranty deed from Michael G. Smalling and Michelle L. Smalling, dated February 7, 2003, of record at Instrument No. 20030213-0019689 Register's Office for Davidson County, Tennessee.

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

The above description is the same as in the prior deed.

This is improved property known as 5564 Hill Road, Brentwood, Tennessee 37027.

IN TESTIMONY WHEREOF, the Grantor has executed this deed on the 1 day of January, 2013.

Joan R. Johnson

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Joan R. Johnson, 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 seal this 1 day of January, 2013.

Notary Public

My Commission Expires: 7/8/13

GRACE SAFER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer of property is $0.

Joan R. Johnson
Affiant

Sworn to and subscribed before me this 1 day of January, 2013.

Notary Public

My Commission Expires: 7/8/13

GRACE SAFER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

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