BILL GARRETT, Davidson County
Trans:T20130027768 DEEDQC
Recvd: 04/05/13 10:54 3 pgs
Fees:17.00 Taxes:0.00
20130405-0033780

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0

James A Rhea
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March 2013.

Notary Public

MY COMMISSION EXPIRES: 07-06-2016

(AFFIX SEAL)

JOEL I. MOORE NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
**DAN R. ALEXANDER, ATTORNEY AT LAW, 2016 8th AVENUE SOUTH, NASHVILLE, TN 37204**

**THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **JAMES A. RHEA** | Same | **MAP 22** |
| **5335 Whites Creek Pike** | (NAME) Same | PARCEL 149 |
| (ADDRESS) **Nashville, Whites Creek , Tennessee 37189** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

# *QUITCLAIM DEED*

FOR AND IN CONSIDERATION OF THE SUM OF $10.00 CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTOR, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, KIMBERLY ANNE RHEA,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST, UNTO , **JAMES A. RHEA,** HIS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee described as follows:**

BEING a track of land lying in the lst Councilmatic District of Davidson County, Tennessee and being Parcel 149 of Tax Map 22 as of record in Book 5126, page 883, Register's Office for Davidson County, Tennessee. As further described in Exhibit A.

Being the same real property conveyed to James A. Rhea and wife Kimberly Anne Rhea by Warranty Deed dated October 6, 2000 and of record as instrument 20001010-0100479 in the Register's Office of Davidson County, Tennessee.

James A. Rhea and Kimberly Anne Rhea were lawfully divorced by Order of the Third Circuit Court of Davidson County, Tennessee under docket number 12D-2565 on 14th day of January 2013 and this Deed is executed pursuant to that divorce order.

This conveyance is subject to any and all restrictions, conditions, easements and other matters of record in the Register's Office for Davidson County, Tennessee.

Unimproved (
This is improved( X ) property, known as 5335 Whites Creek Pike, Nashville, Whites Creek, Tenn. 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever 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 our (my) hand this 13th day of March 2013.

KIMBERLY ANNE RHEA

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named , **Kimberly Anne Rhea,** the bargainor(s), 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 at office this 13th day of March 2013.

My Commission Expires: 9-21-2015

Notary Public

PUBLIC
DAVIDSON COUNTY

EXHIBIT A

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING A TRACT OF LAND LYING IN THE 1ST COUNCILMATIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING PARCEL 149 OF TAX MAP 22 AS OF RECORD IN BOOK 5126, PAGE 883, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND, SAID PIN BEING IN THE EASTERLY RIGHT OF WAY OF WHITES CREEK PIKE (U.S. 431) AND BEING THE NORTHWEST CORNER OF LOT 1, GARDNER'S ONE LOT SUBDIVISION, AS OF RECORD IN PLAT BOOK 8250, PAGE 635, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID PIN ALSO BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, WITH THE SAID EASTERLY RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,770.50 FEET, A DELTA OF 12 DEGREES 44 MINUTES 21 SECONDS FOR AN ARC LENGTH OF 393.66 FEET TO AN IRON PIN FOUND, SAID PIN BEING A CORNER COMMON WITH THE METROPOLITAN GOVERNMENT PROPERTY AS OF RECORD IN BOOK 1787, PAGE 71. REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, WITH THE SAID GOVERNMENT PROPERTY THE FOLLOWING BEARINGS AND DISTANCES; THENCE, SOUTH 87 DEGREES 59 MINUTES 47 SECONDS EAST 297.66 FEET TO AN IRON PIN FOUND; THENCE, NORTH 12 DEGREES 38 MINUTES 27 SECONDS EAST, 400.09 FEET TO AN IRON PIN FOUND AT A 36" OAK TREE, SAID PIN BEING IN THE SOUTHERLY LINE OF THE JUDITH ANN MEADOWS PROPERTY, AS OF RECORD IN BOOK 6639, PAGE 909, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, WITH SAID MEADOWS PROPERTY, SOUTH 79 DEGREES 32 MINUTES 11 SECONDS EAST, 520.26 FEET TO AN IRON PIN FOUND AT A 12" SWEET GUM TREE, SAID PIN BEING THE NORTHWEST CORNER OF THE DAVID R. WADE, III PROPERTY AS OF RECORD IN BOOK 6641, PAGE 862, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, WITH THE SAID WADE PROPERTY, SOUTH 26 DEGREES 24 MINUTES 06 SECONDS WEST 494.79 FEET TO A POINT IN A CREEK, SAID POINT BEING THE NORTHEAST CORNER OF THE SAID LOT 1, GARDNER'S ONE LOT SUBDIVISION; THENCE, WITH THE SAID LOT 1 THE FOLLOWING BEARING AND DISTANCE; THENCE, SOUTH 67 DEGREES 00 MINUTES 50 SECONDS WEST, 170.96 FEET TO AN IRON PIN FOUND; THENCE SOUTH 87 DEGREES 37 MINUTES 31 SECONDS WEST 237.54 FEET TO AN IRON PIN FOUND; THENCE, SOUTH 15 DEGREES 19 MINUTES 05 SECONDS WEST, 136.74 FEET TO AN IRON PIN FOUND; THENCE, SOUTH 83 DEGREES 48 MINUTES 50 SECONDS WEST 247.64 FEET TO THE POINT OF BEGINNING, CONTAINING 362,371 SQUARE FEET OR 8.319 ACRES, MORE OR LESS