BILL GARRETT, Davidson County
Trans:T20130027908 DEEDQC
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Fees:17.00 Taxes:0.00
20130405-0033951

ADDRESS OF NEW OWNER &
SEND TAX BILLS TO:
SEAN HUDDLESTON AND WIFE
JENNIFER L. HUDDLESTON
5448 Lickton Pk.
Goodlettsville, TN 37072

THIS INSTRUMENT WAS PREPARED BY:
KELLY & SMITH
121/125 PUBLIC SQUARE
GALLATIN, TENNESSEE 37066

MAP 23.00 PARCEL 58.00 P/O

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **TEN AND NO/100 ($10.00)** **DOLLARS**, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, **JANICE W. McCLANAHAN**, by these presents do hereby remise, release and forever quitclaim all my right, title and interest in and to the following described property to **SEAN HUDDLESTON AND WIFE, JENNIFER L. HUDDLESTON**, their heirs and assigns, the following described tract or parcel of land situated in the 10th Civil District of Davidson County, Tennessee, described as follows:

PARCEL A:

MARY M. WEBB ESTATE
0.804 ACRES / 35,010 SQUARE FEET

BEING located in the 10th Civil District, Davidson County, Tennessee, on the northwest side of Lickton Pike, and being a portion of the property of record in Deed Book 2643, Page 125, Register's Office, Davidson County, Tennessee. See Tax Map 23, Parcel 58.00 P/O, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the northwest margin of Lickton Pike, same being the easternmost corner of this tract and the southernmost corner of James R. Hickman (DB 5333, PG 679, RODCT); thence with said margin along a curve proceeding counter-clockwise, having a deflection angle of 04 degrees 08 minutes 02 seconds, a radius of 776.10 feet, a tangent length of 28.01 feet, and a chord of South 32 degrees 36 minutes 22 seconds West 55.98 feet; thence along said curve an arc length of 56.00 feet to an iron rod in said margin; thence leaving road with the remainder of the Mary M. Webb Estate property (DB 2643, PG 125, RODCT) North 53 degrees 48 minutes 04 seconds West 167.98 feet to an iron rod; thence North 31 degrees 08 minutes 40 seconds West 156.60 feet to an iron rod; thence South 63 degrees 57 minutes 24 seconds West 139.28 feet to an iron rod; thence North 26 degrees 02 minutes 36 seconds West 19.99 feet to an iron rod; thence with line of Sean Huddleston and wife, Jennifer L. Huddleston (IN 20010719-0076345, RODCT) North 63 degrees 57 minutes 19 seconds East 255.38 feet to an iron rod; thence with line of James R. Hickman South 30 degrees 39 minutes 41 seconds East 296.46 feet to the point of beginning containing 0.804 acres (35,010 square feet) more or less by survey by Carroll Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated April 3, 2008.

THIS IS NOT a separate building tract as it is being conveyed to adjoining landowners, Sean Huddleston and wife, Jennifer L. Huddleston.

PARCEL B:

MARY M. WEBB ESTATE
2.00 ACRES

BEING located in the 10th Civil District, Davidson County, Tennessee, west of Lickton Pike, and being a portion of the property of record in Deed Book 2643, Page 125, Register's Office, Davidson County, Tennessee. See Tax Map 23, Parcel 58.00, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the south boundary of Sean Huddleston (IN 20010719-0076345, RODCT), same being the northernmost corner of this tract and the easternmost corner of Charles Spain (IN 20130104-0001346, RODCT); thence with line of Sean Huddleston South 54 degrees 58 minutes 52 seconds East 79.01 feet to an iron rod; thence South 60 degrees 46 minutes 35 seconds East 364.59 feet to an iron rod; thence South 44 degrees 43 minutes 48 seconds East 276.41 feet to an iron rod; thence South 26 degrees 02 minutes 36 seconds East 19.99 feet to an iron rod; thence North 63 degrees 57 minutes 24 seconds East 139.28 feet to an iron rod; thence South 31 degrees 08 minutes 40 seconds East 18.46 feet to an iron rod; thence with line of Tract #1 of the Webb Estate property (5.01 acres as per survey of same date) South 63 degrees 57 minutes 24 seconds West 257.74 feet to an iron rod; thence North 50 degrees 01 minute 19 seconds West 675.14 feet to an iron rod; thence with line of Charles Spain North 21 degrees 21 minutes 19 seconds East 77.00 feet to the point of beginning containing 2.00 acres more or less by survey by Carroll Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated April 3, 2008.

NO ACCESS is being provided to the above described tract as it is being conveyed to the adjoining landowner Sean Huddleston.

THE following described portion of Tract #1 of the Webb Estate property (5.01 acres as per survey of same date) is reserved for right of ingress and egress for benefit of the above described tract and adjoining Tract #1: BEGINNING at an iron rod at the southeast corner of the above described tract and in the northern boundary of said Tract #1; thence severing said Tract #1 South 63 degrees 57 minutes 24 seconds West 42.21 feet; thence North 50 degrees 31 minutes 58 seconds West 178.10 feet; thence North 47 degrees 00 minutes 28 seconds West 170.37 feet; thence North 35 degrees 22 minutes 26 seconds West 123.36 feet to a point in the common line of said Tract #1 and the above described tract; thence with the common line of the above described tract and said Tract #1 South 50 degrees 01 minute 19 seconds East 484.73 feet to the point of beginning.

Being a part of the same property conveyed to M. C. Webb, Jr. and wife, Mary M. Webb by deed from J. R. Rosson and wife, Loia Rosson of record in Book 2643, page 125, Register's Office for Davidson County, Tennessee. Mary M. Webb a/k/a Mary Margaret Webb died testate, predeceased by her husband M. C. Webb, Jr. a/k/a Maury C. Webb, Jr. Her Last Will and Testament dated May 1, 2008 was filed for probate in the Probate Court for Davidson County, Tennessee Docket 08P-873 on June 18, 2008. The undersigned Janice W. McClanahan, the only child born to or adopted by the decedent during her lifetime is the only beneficiary under the said Will.

THIS INSTRUMENT IS PREPARED FROM INFORMATION PROVIDED BY GRANTOR HEREIN. NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE HAS BEEN MADE TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

WITNESS my hand this the 3RD day of April, 2013.

Janice W. McClanahan

JANICE W. McCLANAHAN

STATE OF TENNESSEE

COUNTY OF Sumner

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janice W. McClanahan, the 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 on this the 3RD day of April, 2013.

Ann Talbert

NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

ANN G. TALBERT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-19-2016

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 3RD day of April, 2013.

Ann Talbert

NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

ANN G. TALBERT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-19-2016