THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HAYNES, FREEMAN & BRACEY, PLC
Post Office Box 527
140 North Main Street
Goodlettsville, Tennessee 37070
(615) 859-1328

BILL GARRETT, Davidson County
Trans:T20130030636 DEEDQC
Recvd: 04/15/13 12:59 4 pgs
Fees:22.00 Taxes:0.00
20130415-0037149

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel:
Patrick D. & Alisa C. Boone 1207 Hitt Lane Goodlettsville, TN 37072	Same	025-00-0-207.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **PATRICK BOONE**, by these presents does hereby quitclaim and convey unto **PATRICK D. BOONE AND WIFE, ALISA C. BOONE, AS TENANTS BY THE ENTIRETY,** certain real estate located in Davidson County, Tennessee, and more fully described as follows:

See attached Exhibit A, which is hereby incorporated herein by reference.

This property is otherwise known as 1025 Hitt Lane, Goodlettsville, Tennessee 37072.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(A), no tax is due for the recording of this instrument.

Subscribed and sworn to before me this 8th day of February, 2013.

Patrick D Boone
Affiant

My Commission Expires: 1/6/14 (Affix Seal)

Notary Public

JOSH HANKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

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

WITNESS my hand this 8th day of January, 2013, the bargaining party, having caused my name to be signed hereto on said day and date.

Patrick D Boone

PATRICK BOONE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Goodlettsville, Tennessee, this the 8th day of January, 2013.

NOTARY PUBLIC

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 2/6/14

EXHIBIT A

Certain real property situated in the 10th Civil District of Davidson County, Tennessee, being described as Tract 2 on the survey of the Malone Property dated March 15, 1999, by Burns Consulting, Tennessee License No. 1053, and described as follows, to-wit:

BEGINNING at a new iron pin, being North 41 deg. 34' 55" West, 122.36 feet from the most north-northeast corner of the Debra L. Cloud property as shown in Deed Book 9359, Page 533, Register's Office for Davidson County, Tennessee, in the western margin of Hitt Lane, the most north-northeast corner of Tract 1, the most east-northeast corner of this tract, thence along the line with Tract 1, South 77 deg. 27' 50" West, 187.84 feet to a new iron pin; thence continuing along the line with Tract 1, South 79 deg. 03' 50" West, 91.20 feet to a new iron pin; thence continuing along the line with Tract 1, South 54 deg. 05' 44" West, 22.63 feet to a new iron pin; thence continuing along the line with Tract 1, South 27 deg. 49' 58" West, 162.09 feet to a new iron pin; thence continuing along the line with Tract 1, South 31 deg. 28' 11" West, 288.45 feet to a new iron pin; thence continuing along the line with Tract 1, South 58 deg. 29' 45" West, 43.20 feet to a new iron pin; thence continuing along the line with Tract 1, South 02 deg. 37' 25: East, 468.69 feet to a new iron pin; thence along a new line, South 87 deg. 22' 35"West, 435.08 feet to a new iron pin, the most south-southeast corner of Tract 3; thence along the line with Tract 3, North 02 deg. 37' 25" West, 308.61 feet to a new iron pin; thence continuing along the line with Tract 3, North 63 deg. 56' 20" East, 210.50 feet to a new iron pin; thence continuing along the line with Tract 2, North 58 deg. 29' 45" East, 279.92 feet to a new iron pin; thence continuing along the line with Tract 3, North 31 deg. 28' 11" East 274.85 feet to a new iron pin; thence continuing along the line with Tract 3, North 27 deg. 49' 58" East, 172.17 feet to a new iron pin; thence continuing along the line with Tract 3, North 54 deg. 05' 44" East, 45.28 feet to a new iron pin; thence continuing along the line with Tract 3, North 79 deg. 02' 37" East, 101.65 feet to a new iron pin; thence continuing along the line with Tract 3, North 77 deg. 27' 50" East, 173.18 feet to a new iron pin, in the western margin of Hitt Lane; thence along the western margin of Hitt Lane, South 27 deg. 17' 54" East, 48.88 feet to a point; thence continuing along the western margin of Hitt Lane, South 41 deg. 34' 55" East, 3.13 feet to the beginning, containing 5.002 acres, more or less.

BEING a portion of the property conveyed to Patrick Boone by deed of record in Book 11420, page 710, in the Register's Office for Davidson County, Tennessee.

The above described property is conveyed with the following 30' wide perpetual utility and ingress/egress easement through Tracts 5, 4 and 3, being described as follows, to-wit:

BEGINNING at a point, being South 14 deg. 14' 50" East, 6.89 feet from the most east-southeast corner of the James Warner property as shown in Deed Book 10727, Page 703, Register's Office for Davidson County, Tennessee, in the western margin of Hitt Lane, the most north-northeast corner of this easement, thence along the western margin of Hitt Lane, South 14 deg. 14' 50" East, 30.04 feet to a point; thence along a new line, South 78 deg. 36' 30" West, 191.44 feet to a point; thence continuing along a new line, South 69 deg. 45' 22" West, 132.23 feet to a point; thence continuing along a new line South 50 deg. 13' 31" West, 72.00 feet to a point; thence continuing along a new line, South 23 deg. 57' 26" West, 213.51 feet to a point; thence continuing along a new line, South 31 deg. 02' 53" West, 163.41 feet to a point; thence continuing along a new line, South 03 deg. 07' 27" East, 45.37 feet to a point; thence continuing along a new line, South 21 deg. 02' 48" East, 86.45

feet to a point; thence continuing along a new line, South 58 deg. 29' 45" West, 30.51 feet to a point; thence continuing along a new line, North 21 deg. 02' 48" West, 96.71 feet to a point; thence continuing along a new line, North 03 deg. 07' 27" West, 59.32 feet to a point; thence continuing along a new line, North 31 deg. 02' 53" East, 170.77 feet to a point; thence continuing along a new line, North 23 deg. 57' 26" East, 111.36 feet to a point; thence continuing along a new line, North 27 deg. 45' 27" East, 124.24 feet to a point; thence continuing along a new line, North 50 deg. 13' 31" East, 65.56 feet to a point; thence continuing along a new line, North 69 deg. 45' 22" East, 139.72 feet to a point; thence continuing along a new line, North 78 deg. 36' 30" East, 192.27 feet to the beginning, containing 0.632 acres, more or less, as surveyed by Burns Consulting under Tennessee License No. 1053, dated 3/15/99.

The above described property is conveyed subject to the following 30' wide perpetual utility and ingress/egress easement for Tract 1, being described as follows, to-wit:

BEGINNING at a point, being North 60 deg. 59' 19" East 459.07 feet from the northwest corner this Tract 2, the northeast corner of this easement, thence along a new line, South 21 deg. 02' 48" East, 75.44 feet to a point; thence along the line with Tract 1, South 02 deg. 37' 25" East, 94.93 feet to a point; thence along a new line, North 21 deg. 02' 48" West, 159.96 feet to a point; thence continuing along a new line, North 58 deg. 29' 45" East, 30.51 feet to the beginning, containing 0.081 acres, more or less, as surveyed by Burns Consulting under Tennessee License No. 1053, dated 3/15/99.

The foregoing description was prepared from a survey dated March 15, 1999, by William M. Burns, Registered Land Surveyor, No. 1053.