Prepared by:

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Nashville, TN 37210

BILL GARRETT, Davidson County
Trans:T20130031933 DEEDQC
Recvd: 04/18/13 12:27 3 pgs
Fees:17.00 Taxes:0.00
20130418-0038686

Prepared from information received from Grantee
No title search requested or performed

QUITCLAIM DEED

FOR LOVE AND AFFECTION, AND NO MONETARY CONSIDERATION I, **Donald E. Armstrong,** a single person, by these presents do hereby quitclaim and convey unto my son, **Otho Lee Armstrong**, and his financee **Melanie K. Smith,** as joint tenants with right of survivorship, the following described tract of land:

Land in the 1st Councilmanic District of Davidson County, Tennessee, being described according to a survey made by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee, 37172, dated September 29, 2009, as follows:

Beginning at an iron pin *(old)*, in the westerly margin of Whites Creek Pike, the northeast corner of a tract of land which belongs to Jeanine Samo, having a deed reference in Deed Book 5357, Page 923, Register's Office for Davidson County, Tennessee, the southeast corner of this tract, and continuing, as follows: S 84° 22' 24" W, 592.43 feet to an iron pin *(old)*, a corner of said tract of land which belongs to Jeanine Samo; thence, S 83° 47' 38" W, passing a common corner of said tract of Land which belongs to Jeanine Samo, and a tract of land which belongs to Scott Brinkley, having a deed reference in Instrument No. 200701050002516, said Register's Office, and continuing in all, 375.53 feet to an iron pin *(old)*, a corner of said tract of land which belongs to Scott Brinkley; thence, S 39° 15' 48" W, 161.79 feet to an iron pin *(old)*, a common corner of said tract of land which belongs to Scott Brinkley, and a tract of land which belongs to Elton W. Miller, having a deed reference In Deed Book 7594, Page 794, said Register's Office; thence, S 39° 14' 06" W, 219.18 feet to a rock, the northwest corner of said tract of land which belongs to Elton W. Miller; thence, S 06° 06' 50" W, 437.96 feet to a pipe *(old)*, in the westerly boundary of said tract of Elton W. Miller, a corner of a tract of land which belongs to Elton W. Miller, having a deed reference in Deed Book 5357, Page 923, said Register's Office; thence, N 82° 06' 10" W, 208.70 feet to a point in a pond, marked by a witness pipe *(new)* on the easterly bank of said pond, a corner of said tract of land which belongs to Elton W. Miller; thence, N 73° 16' 45" W, 247.41 feet to a

point in Racoon Branch, marked by a witness pin *(old)* on the southerly bank of Racoon Branch, a common corner of said tract of land which belongs to Elton W. Miller, and a tract of land which belongs to Joe N. Smith, having a deed reference in Instrument No. 200404020037526, said Register's Office; thence, with said Racoon Branch, as follows: N 66° 36' 39" W, 44.34 feet to a point; thence, S 89° 17' 32" W, 71.18 feet to a point; thence, N 86° 50' 34" W, 40.87 feet to a point; thence N 27° 47' 58" W, 31.35 feet to a point; thence, N 30° 25' 53" W, 80.49 feet to a point; thence, N 20° 55' 11" W, 62.62 feet to a point; thence, N 26° 29' 50" W, 39.31 feet to a point; thence, N 88° 20' 07" W., 33.60 feet to a point; thence, S 79° 03' 45" W, 77.85 feet to a point; thence, N 81° 14' 02" W, 104.84 feet to a point; thence, N 43° 00' 43" E, 45.68 feet to a point; thence, N 34° 45' 13" E, 86.13 feet to a point in Racoon Branch, marked by a witness pin *(new)*, on the easterly bank of Racoon Branch; thence with a new line, as follows: N 65° 01' 53" E, 285.82 feet to an iron pin *(new)*; thence N 63°19' 01" E, 121.10 feet to an iron pin *(new)*; thence N 64° 10' 40" E, 238.08 feet to an iron pin *(new)*; thence, N 63° 24' 09" E, 195.51 feet to an iron pin *(new)*; N 58° 22' 13" E, 165.56 feet to an iron pin *(new)*; thence, N 66° 24' 12" E, 249.27 feet to an iron pin *(new)*; thence, N 64° 06' 07" E, 329.61 feet to an iron pin *(new)*; thence, N 79° 24' 48" E, 89.37 feet to an iron pin *(new)*; thence, N 83° 09' 45" E, 174.59 feet to an iron pin *(new)*; thence, N 84° 23' 38" E, 370.73 feet to an iron pin *(new)*; thence, in the westerly margin of Whites Creek Pike ; thence with a curve to the right, having a radius of 1171.29 feet, an arc distance 63.69, and a chord bearing and distance of S 04° 58' 42" E, 63.68 feet to an iron pin *(new)*, in the westerly margin of Whites Creek Pike; thence, S 03° 25' 15" E, 294.15 feet, to the point of beginning, containing 19.34 acres, more or less.

Being the same property conveyed to Donald E. Armstrong by Affidavit of Inheritance from Juanita Helen Armstrong, of record in Instrument No. 20120706-0059529, Register's Office of Davidson County, Tennessee.

This property is conveyed subject to all restrictions of record.

THIS IS IMPROVED PROPERTY known as 7951 Whites Creek Pike, Joelton, Tennessee, 37080.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 13 day of April, ~~2012~~ 2013.

Donald E Armstrong

DONALD E. ARMSTRONG

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald E. Armstrong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Whites Creek, Tennessee, on this 13 day of April, ~~2012.~~ 2013.

NOTARY PUBLIC

My Commission Expires: Sept 9 2014.

ERIC M. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is $00.00 , 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 _____ day of _____, 2012.

NOTARY PUBLIC

My Commission Expire:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00 , Affiant
Subscribed and sworn before me this the
18th Day of April, 20 13.
, Deputy Register

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ADDRESS NEW OWNER AND SEND TAX BILLS TO:

Otho Lee Armstrong
Melanie Kay Smith
2120 Lebanon Pike – Unit 80
Nashville, TN 37210

Map/Parcel:

Map: 8
P/O Parcel: 248