RECORD & RETURN TO:
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215

Davidson County DEEDQC
Recvd: 04/18/13 14:37 4 pgs
Fees:22.00 Taxes:0.00
20130418-0038795

QUITCLAIM DEED

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on April 17, 2013.

NOTARY PUBLIC
My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Law Office of John Cobb Rochford, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP – PARCEL #
Francine Fee and Gregory Fee 28 103rd Ave. South Lake Stevens, WA 98258	SAME	023-00-0-185.00 and Map No. 2300 Parcel No. 1100

WHEREAS, Lonnie Siebe and Meghan K. Siebe, Trustees of the Siebe Living Trust, (hereinafter the "Siebes") did execute, on or about the 7th day of March, 2007, and deliver to Francine Fee and Gregory Fee as GRANTEES, for the consideration therein mentioned, a Warranty Deed to certain property situated in Davidson County, Tennessee, which said conveyance is recorded as Instrument No. 20070320-0033434, Register's Office for Davidson County (hereainafter, the "Deed"); and

WHEREAS, the Siebes have determined that there were clerical errors in the Deed's legal description and have further determined that they accidentally failed to convey additional property to the GRANTEES for the purpose of providing GRANTEES with access from their property to a public road; and

WHEREAS, Community Bank & Trust (hereinafter referred to as GRANTOR), had encumbered part or all of the property that was intended to be conveyed to the GRANTEES in a Deed of Trust of record in Instrument No. 20051018-0125662, Register's Office for Davidson County, Tennessee, (hereinafter, the "DOT"); and

WHEREAS, GRANTOR acquired at and/ or following foreclosure part or all of the property subject to its DOT in a Trustees' Deed of record in Instrument No. 20120508-0039593, Register's Office for Davidson County, Tennessee; and

WHEREAS, GRANTOR released its lien against the property as described in the Deed in a partial release of lien of record as Instrument No. 20070328-0036877, Register's Office for Davidson County, Tennessee; and

WHEREAS, GRANTOR was unaware of clerical errors in the legal description of the Deed and was further unaware that the Siebes accidentally failed to convey additional property to the GRANTEES for the purpose of providing GRANTEES with access from their property to a public road; and

WHEREAS, because GRANTOR was unaware of these circumstances, GRANTOR unintentionally failed to release its lien in the DOT as to the correct description of the property and to the additional property providing access to GRANTEES' property; and

WHEREAS, GRANTOR desires to release its DOT as to the correct description of the property and to the additional property providing access to GRANTEES' property and does further desire to quitclaim to GRANTEES the correct description of the property and the additional property providing access to GRANTEES' property;

NOW, THEREFORE, in order to correct said errors, GRANTOR, in consideration of the premises of One ($1.00) Dollar to it paid by said GRANTEES, which is hereby acknowledged, does hereby release and discharge a portion of said lien as referenced in the DOT and further does hereby convey, remise, release and forever quitclaim unto the said Francine Fee and Gregory Fee as GRANTEES, their heirs and assigns forever, all of the following tracts of land situated in the County of Davidson, State of Tennessee, to wit:

TRACT 1:

Land in Davidson County, Tennessee, being part of the same property conveyed by Quitclaim Deed from Lonnie Siebe and wife, Meghan Siebe and Ralph L. Siebe and wife, Brenda K. Siebe to Lonnie Siebe Trustee and Meghan K. Siebe Trustee of the Siebe Living Trust as recorded on the 6th day of January, 2006 in Instrument No. 20060106-0002060 and part of Warranty Deed from Barbara Luster Waller and Ronald B. Luster, Sr. to Lonnie Siebe and wife, Meghan Siebe and Ralph L. Siebe and Brenda K. Siebe as recorded on the 18th day of October, 2005 in Instrument No. 20051018-0125660 in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING AT AN IRON ROD IN THE NORTHERLY RIGHT OF WAY OF CLAYLICK ROAD, SAID POINT BEING 2,550 FEET NORTHWEST OF LICKTOWN PIKE AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACTAND SOUTHWEST CORNER OF THE CHARLES KNIGHT PROPERTY AS DESCRIBED IN DEED BOOK 8027, PAGE 829, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THENCE S79° 06' 38"E 14.03 WITH THE NORTHERLY RIGHT OF WAY TO AN IRON ROD'; THENCE WITH A CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 04° 17' 15", A RADIUS OF 716.20 ' AN ARC LENGTH OF 53.59 ', A CHORD BEARING OF N76° 58' 41"W, AND A CHORD LENGTH OF 53.58' TO AN IRON ROD, THE SOUTHEAST CORNER OF TRACT #1, AND THE SOUTHWEST CORNER OF TRACT#14; THENCE WITH A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 13° 22' 33", A RADIUS OF 716.20 ', AN ARC LENGTH OF 167.20 ', A CHORD BEARING OF N68° 08' 48"W AND A CHORD LENGTH OF166.82 TO AN IRON ROD'; THENCE N61° 27' 31"W 36.56 ' TO AN IRON ROD THE SOUTHWEST CORNER OF TRACT #1 ALSO THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT:

THENCE N61° 27' 31"W 50.12 ' TO AN IRON ROD, THE SOUTHEAST CORNER OF TRACT #3; THENCE LEAVING SAID RIGHT OF WAY, N32° 30' 02"E 1636.44 ' TO AN IRON ROD, THE NORTHEAST CORNER OF TRACT #3; THENCE S64° 41' 34"E 50.40 ' TO AN IRON ROD, THE NORTHWEST CORNER OF TRACT #1; THENCE S32° 30' 02"W 1639.29 ' TO THE TRUE POINT OF BEGINNING AND CONTAINING 1.88 ACRES MORE OR LESS ACCORDING TO A SURVEY BY DELLE LAND SURVEYING DATED OCTOBER 9, 2007.

TRACT 2:

BEGINNING AT AN IRON ROD IN A FENCE LINE AND IN THE NORTHEAST EDGE OF A 50 FOOT RIGHT OF WAY, AT A POINT NORTH 67 DEGREES 58 MINUTES 40 SECONDS WEST, 22.69 FEET FROM THE SOUTHWEST CORNER OF THE WILLIS A. ROBINSON PROPERTY AS DESCRIBED IN DEED BOOK 10369 PAGE 967 RODC AND THE NORTHWEST CORNER OF THE JACQUELINE S. PHILLIPS PROPERTY AS DESCRIBED IN DEED BOOK 10964 PAGE 868 RODC, SAID POINT BEING THE NORTHWEST CORNER OF THIS PARCEL, THENCE WITH ROBINSON'S WEST LINE, AND GENERALLY WITH A FENCE LINE, SOUTH 67 DEGREES 58 MINUTES 40 SECONDS EAST 279.15 FEET TO AN IRON ROD. THENCE SOUTH 41 DEGREES 44 MINUTES 43 SECONDS EAST, 378.72 FEET TO AN IRON ROD. THENCE SOUTH 69 DEGREES 57 MINUTES 26 SECONDS EAST, 204.75 FEET TO AN IRON ROD. THENCE, SOUTH 30 DEGREES 17 MINUTES 57 SECONDS EAST, 729.15 FEET TO AN IRON ROD. THENCE, LEAVING THE FENCE, NORTH 64 DEGREES 41 MINUTES 35 SECONDS WEST, 1117.84 FEET TO AN IRON ROD IN THE EAST EDGE OF A 50 FOOT RIGHT OF WAY. THENCE, WITH SAID RIGHT OF WAY, NORTH 15 DEGREES 04 MINUTES 01

SECONDS EAST, 19.86 FEET TO AN IRON ROD. THENCE, NORTH 03 DEGREES 25 MINUTES 09 SECONDS EAST, 89.90 FEET TO AN IRON ROD. THENCE, NORTH 16 DEGREES 56 MINUTES 39 SECONDS EAST, 156.28 FEET TO AN IRON ROD. THENCE, NORTH 10 DEGREES 58 MINUTES 14 SECONDS EAST, 96.02 FEET TO AN IRON ROD. THENCE, NORTH 01 DEGREES 44 MINUTES 42 SECONDS WEST, 129.27 FEET TO AN IRON ROD. THENCE, NORTH 25 DEGREES 44 MINUTES 32 SECONDS WEST, 62.33 FEET TO AN IRON ROD. THENCE, NORTH 55 DEGREES 37 MINUTES 39 SECONDS WEST, 125.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.007 ACRES.

BEING THE SAME PROPERTY CONVEYED FROM LONNIE SIEBE AND MEGHAN K. SIEBE, TRUSTEES OF THE SIEBE LIVING TRUST, GRANTORS TO FRANCINE FEE AND GREGORY FEE AS GRANTEES OF RECORD AS INSTRUMENT NO. 20070320-0033434, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on April 17, 2013.

Community Bank & Trust

By: _____

Title: Vice President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Charles E Hooks, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the VP of Community Bank & Trust, the within named bargainor, and that he/she as such VP executed the foregoing instrument for the purposes therein contained, by signing for Community Bank & Trust by himself/herself as VP.

WITNESS MY HAND AND OFFICIAL SEAL, this the 17th day of April, 2013.

_____

NOTARY PUBLIC

My Commission Expires: 3-11-2015

REBECCA L. READ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

My Commission Expires MAR. 21, 2015

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford

State of Tennessee
County of Davidson

Personally appeared before me, Lindsey G. Boswell, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Lindsey G. Boswell
Notary's Signature

My commission expires: 8/23/14