THIS INSTRUMENT PREPARED BY:
Deanie L. Gregory, Attorney-at-Law
GREATER NASHVILLE TITLE & CLOSING COMPANY
With information furnished by the parties hereto
And without the benefit of a title search and/or
Examination of title
200 Madison Street
Madison, TN 37115

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

Address New Owner:
Matthew Frazier and wife,
Katie Frazier
1035 Savannah Avenue
Gallatin, TN 37066

Send Tax Bills to:
Same as New Owner

Tax ID Nos.
Part of 07400004200

BILL GARRETT, Davidson County
Trans:T20130035372 DEEDQC
Recvd: 04/30/13 09:48 2 pgs
Fees:12.00 Taxes:0.00
20130430-0042800

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **We, HENRY EUGENE MENEES AND WIFE, PATRICIA MENEES** (Grantors) , by these presents do hereby quitclaim and convey to **MATTHEW FRAZIER AND WIFE, KATIE FRAZIER,** (Grantees), their successors and assigns, all our right, title, and interest in and to the following described tract of land:

Property located on the east side of Neely's Bend Road in the 9th Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor # 823, dated February 13, 2013 and revised on March 15, 2013 and known as Job No. 130009, as follows:

BEGINNING at an iron pin set in the easterly right-of-way of Neely's Bend Road at the Northwest corner of the herein described tract and the Southwest corner of the David L. Belt et ux property of record as Instrument No. 20091123-0107246, Register's Office for Davidson County, Tennessee; Thence from said POINT OF BEGINNING, leaving the easterly right-of-way of Neelys Bend Road, with the southerly line of Belt, N 76 deg. 26' 47" E – 630.22' to an iron pin set; Thence with the easterly line of Belt, N 12 deg. 01'52" W – 78.10' to an iron pin set; Thence leaving the line of Belt, with a new line severing the Jimmy Menees property, of which this is a part, S 89 deg. 58'54"E – 898.02' to an iron pin set in the westerly line of the Douglas G. Odom, Jr. property of record in Book 9275, Page 292, Register's Office for Davidson County, Tennessee; Thence with the westerly line of Odom, S 08 deg.00'45" W – 203.39' to an existing iron pipe in the northerly line of the John T. Bottom, Jr., Trustee property of record in Book 8017, Page 669, Register's Office for Davidson County, Tennessee, Thence S 74 deg. 35' 42" W – 572.06' to an iron pin set in the northerly line of the Michael D. Spillman et ux property of record in Instrument No. 20090707-0063538, Register's Office for Davidson County, Tennessee; Thence N 11 deg. 03'39" W 180.76' to an iron pin set; thence S 75 deg. 16'54" W 239.56' to an existing iron pin; thence with the line of the Robert P. Miles III, et ux property of record as Instrument No. 20051014-0124443, Register's Office for Davidson County, Tennessee; S 75 deg. 16'54" W – 629.97' to an existing iron pin in the easterly right-of-way of Neelys Bend Road; Thence along said right-of-way, N 12 deg. 39'35" W – 177.40' to the POINT OF BEGINNING, containing 7.503 acres.

Being a part of the same property conveyed to Henry Eugene Menees and wife, Patricia Menees by Quitclaim Deed from Jimmy Menees and wife, Judy Menees dated April, 5, 2013 and recorded April 8, 2013 as Instrument No. 20130408-0034427, Register's Office for Davidson County, Tennessee.

THIS IS UNIMPROVED PROPERTY KNOWN AS PART OF 0 Neely's Bend Road, Madison, TN 37115

THIS CONVEYANCE IS MADE SUBJECT TO ANY LIENS, ENCUMBRANCES, ETC. OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FURTHER SUBJECT TO UNPAID PROPERTY TAXES, IF ANY, ANY ROLLBACK TAXES NOT ASSESSED OR NOT YET DUE, SUBJECT TO PROPERTY TAXES FOR THE CURRENT YEAR, A LIEN, BUT NOT YET DUE AND PAYABLE, SUBJECT TO THE RIGHT-OF-WAY OF ANY PUBLIC ROAD OR STREET, AND SUBJECT TO THOSE MATTERS SET FORTH ON A SURVEY BY J. BRUCE RAINEY, SURVEYOR # 823, DATED FEBRUARY 13, 2013 AND REVISED MARCH 15, 2013 AND KNOWN AS JOB NO.

IN WITNESS WHEREOF, we have hereunto set our hands this the 26TH day of April, 2013.

x Henry Eugene Menees
Henry Eugene Menees

x P. Menees
Patricia Menees

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 **Henry Eugene Menees and wife, Patricia Menees,** the bargainors, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes set forth herein.

Witness my hand and official seal at office at Madison, Tennessee, this the 26th day of April 2013.

My commission expires: 3/3/2014

Deanie L. Gregory
Notary Public (Deanie L. Gregory)

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 0.

Patricia C Menees
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME

THIS THE 26TH DAY OF APRIL, 2013.

Deanie L. Gregory
Notary Public

My commission expires: 3/3/2014

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY