BILL GARRETT, Davidson County
Trans:T20130040082 DEEDQC
Recvd: 05/14/13 11:10 2 pgs
Fees:12.00 Taxes:0.00
20130514-0048441

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES

This Instrument Prepared By ~~and Returned To~~:
Foundation Title and Escrow, LLC
9175 Carothers Parkway, Suite 110
Franklin, TN 37067

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Chris A. Hentz 3163 Brandau Road Nashville, TN 37211	SAME	0860076700

I, **REGINA E. JENKINS (FORMERLY KNOWN AS REGINA E. HENTZ),** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **CHRIS A. HENTZ**, in and to the following tract of land in Davidson County, Tennessee described as follows:

Land located the 14th Councilmanic District of Davidson County, Tennessee, said land being described according to a survey dated 2/26/08 by Campbell, McRae and Associates Surveying, Inc. (John Hood TN.R.L.S. No. 1838) as follows:

Beginning at an iron rod (old) on the southerly margin of Brandau Road, said Rod being the southwest corner of Lambert Brothers, Inc. (Book 2136, Page 559 R.O.D.C., TN.) and the northwest corner of the herein described land;

Thence leaving said road with the southerly line of Lambert Brothers, Inc. and a fence S 87 degrees 54 min. 34 sec. E 750.14 feet to a corner post, said corner post being the northwest corner of Lakeside Woods Estates, Section 3 (Book 7900, Page 219 R.O.D.C., TN.) and the northeast corner of the herein described land;

Thence with the westerly line of James J. Walrond (Instrument #20000224-0018275 - Lot 18, Lakeside Woods Estates, Section 3), Bettie J. Sprangler (Instrument #2020226-0024292 - Lot 17, Lakeside Woods Estates, Section 3) and James E. Wilson (Instrument #20030424-0055111 Lot 16, Lakeside Woods Estates, Section 3 R.O.D.C., TN.) and the herein described land;

Thence with Quinn S 05 degrees 45 min. 53 sec. E 361.32 feet to an iron rod (new), said rod being the southwest corner of the herein described land;

Thence severing the land of Chris A. Hentz and Regina E. Hentz (Instrument #20040511-0053687 R.O.D.C., TN.) with three new lines as follows: N 47 degrees 29 min. 27 sec. W 806.36 feet to an iron rod (new); Thence N 26 degrees 52 min. 48 sec. W 101.85 feet to an iron rod (new); Thence N 65 degree 42 min. 09 sec. W 183.86 feet to an iron rod (new) in the southerly margin of Brandau Road and the southeast corner of the herein described land;

Thence with said margin of road N 49 degrees 46 min. 51 sec. E 25.23 feet to the point of beginning and containing 5.86 acres more or less.

Being part of the property conveyed to Chris A. Hentz and wife, Regina E. Hentz, by Warranty Deed from Linda R. Hentz, a widow, of record in Instrument No. 20040511-0053687, Register's Office for Davidson County, Tennessee, dated April 23, 2004, and recorded May 11, 2004. Being the same property conveyed to Chris A. Hentz and wife, Regina E. Hentz by deed from Chris Hentz and wife, Regina E. Hentz dated September 22, 2009 of record in Instrument No. 20090928-0089726, Register's Office of Davidson County, Tennessee.

This is improved property known as 3165 Brandau Road, Hermitage, TN 37076.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 9 day of May, 2013.

Regina E. Jenkins
REGINA E. JENKINS

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned notary public, of said state and county, REGINA E. JENKINS (FORMERLY KNOWN AS REGINA E. HENTZ), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 9 day of May, 2013.

Tabatha Edwards
Notary Public

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 11-3-15

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Tabatha Edwards
Affiant

Subscribed and sworn to before me, this the 9 day of May, 2013.

Connie J. Buchanan
Notary Public

CONNIE J BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

My Commission Expires: 6/15/14