BILL GARRETT, Davidson County
Trans:T20130046203 DEEDQC
Recvd: 06/04/13 09:11 3 pgs
Fees:17.00 Taxes:0.00
20130604-0056018

This instrument was prepared by:
B. Nathan Hunt, Attorney at Law
Patton & Pittman
109 South Third Street
Clarksville, TN 37040
(931) 647-5242

MINDY L. HANSEN and CHRISTOPHER J. HANSEN,
Trustees of Hansen Family Trust
(GRANTORS)

TO: QUITCLAIM DEED

MINDY L. HANSEN and CHRISTOPHER J. HANSEN
(GRANTEES)

FOR THE CONSIDERATION and purpose hereinafter set out, MINDY L. HANSEN and CHRISTOPHER J. HANSEN, Trustees of Hansen Family Trust, Grantors, have this day given and do hereby transfer and convey unto MINDY L. HANSEN and CHRISTOPHER J. HANSEN, Grantees, an equal undivided one-half (1/2) interest in the following described real estate, together with all improvements thereon, situated in Davidson County, Tennessee, to-wit:

> BEING IN THE 14TH CIVIL DISTRICT OF SAID COUNTY, BEIGN TRACTS NO. 3, 4 AND THE NORTHERLY PART OF 5 OF THE ALICE T. BAXTER FARM, DESCRIBED ACCORDING TO A SURVEY BY WAYNE S. COOPER SR., SURVEYOR, DATED JUNE 7, 1972, AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF VAXTER ROAD, SAID POINT BEING THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO JAMES LESTER REED AND WIFE OF RECORD IN BOOK 4109, PAGE 493; THENCE CONTINUING ALONG REED'S WESTERLY LINE, SOUTH 3 DEGREES 46 MINUTES WEST 400 FEET TO AN IRON PIN; THENCE SOUTH 21 DEGREES 14 MINUTES EAST 300 FEET TO AN IRON PIN; THENCE NORTH 86 DEGREES 30 MINUTES WEST 476.8 FEET TO A STAKE IN THE CENTER OF FITZGERALD ROAD; THENCE WITH THE CENTER OF SAID ROAD , NORTH 6 DEGREES 00 MINUTES EAST 685.6 FEET TO A SPIKE IN THE CENTER OF AN INTERSECTION BETWEEN FITZGERALD ROAD AND BAXTER ROAD; THENCE WITH THE CENTER OF BAXTER ROAD, SOUTH 84 DEGREES 38 MINUTES EAST 335 FEET TO THE POINT OF BEGINNING, CONTAINING 5.9 ACERS, MORE OR LESS.
>
> This being the same property conveyed to Mindy L. Hansen and Christopher J. Hansen, Trustees of Hansen Family Trust, by James Ray Phelps and Carol M.

Phelps, of record in Deed Book 20110202, Page 0009322, Register's Office for Davidson County, Tennessee.

Property address: 3665 Baxter Road, Joelton, Tennessee 37080

This property is identified as Map-Parcel Number 00800010400.

THIS CONVEYANCE is made pursuant to the provisions of Tennessee Code Annotated Section 66-1-109 and for the express purpose of creating a tenancy by the entirety in and to the above-described property in said Grantees, MINDY L. HANSEN and CHRISTOPHER J. HANSEN, so that the entire property, upon the death of either, will pass to the other.

WHENEVER USED, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantors have hereunto signed on this the 23rd day of May, 2013.

GRANTORS:

Mindy Leigh Hans
MINDY L. HANSEN, Trustee

Christopher J Hansen by Mindy Leigh Hans POA
CHRISTOPHER J. HANSEN, Trustee,
By MINDY L. HANSEN, as Power of Attorney
for CHRISTOPHER J. HANSEN

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

Personally appeared before me, MINDY J. HANSEN, both individually, and as Power of attorney for CHRISTOPHER J. HANSEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 23rd day of May, 2013.

Notary Public

My Commission Expires: 7/13/16.

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0.00.

Affiant/Grantee

Subscribed and sworn to before me this 23rd day of May, 2013.

Notary Public

My Commission Expires: 7/13/16