BILL GARRETT, Davidson County
Trans:T20130048672 DEEDQC
Recvd: 06/11/13 10:25 4 pgs
Fees:22.00 Taxes:0.00
20130611-0059166

THIS INSTRUMENT PREPARED BY:
Nikita George
Curphey & Badger Law
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

# QUIT CLAIM DEED

New Owner(s) Address and mail tax statements to:
Terry L. Knight & Stacey L. Knight
8116 Greenbrier Road
Joelton, TN 37080

Tax ID: 009-00-0-148.00
Order #: DFS-SS35502-AB

For and in consideration of TEN and 00/100 Dollars ($10.00) and NO other good or valuable consideration, We, TERRY L. KNIGHT, a married man, herein joined by his spouse STACEY L. KNIGHT, as Grantors, and TERRY L. KNIGHT and STACEY L. KNIGHT, husband and wife, as Grantees, hereby convey all right, title and interest that we may have in and to the following described real property located in Davidson County, Tennessee, to wit:

**SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"**

Parcel ID: 009-00-0-148.00
Commonly known as: 8116 Greenbrier Road, Joelton, TN 37080

Prior Deed recorded 07/02/2007, in DBV 200707020078637; Davidson County Court Clerk's Office.

Witness our hands this the 5th day of June, 2013.

TERRY L. KNIGHT

STACEY L. KNIGHT

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, TERRY L. KNIGHT and STACEY L. KNIGHT, the Grantors, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

ARTRINNA D. MINNIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 7, 2014

Witness my hand and official seal this the 5th day of June, 2013.

Notary Public

My Commission expires: 7-7-2014

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $ 10.00.

Affiant's Name

ARTRINNA D. MINNIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 7, 2014

Subscribed and sworn to before me this the 5th day of June, 2013.

Notary

My Commission expires:

Name and Address of Property Owner:
Terry L. Knight, Stacey L. Knight
8116 Greensbrier Road
Joelton, TN 37080

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Terry L. Knight, Stacey L. Knight
8116 Greensbrier Road
Joelton, TN 37080

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

VALUE AFFIDAVIT

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 before me this 1st day of June, 2013.

Notary Public

My Commission Expires: 12/19/16

GREG D. DAVIS
NOTARY PUBLIC
STATE OF TENNESSEE

## Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF Tennessee, AND IS DESCRIBED AS FOLLOWS:

LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESIGNATED AS TRACT #2 ON A SURVEY BY KESSINGER & ASSOCIATES, ENGINEERS, DATED APRIL 10, 1979 AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE EAST MARGIN OF GREENBRIER ROAD, SAID PIN BEING LOCATED ALONG THE EAST MARGIN OF GREENBRIER ROAD FROM AN IRON PIN MARKING THE NORTHWEST CORNER OF A THREE (3) ACRE TRACT OF LAND BELONGING TO HERMAN NICHOLSON AS FOLLOWS; NORTH 8 DEGREES 6 MINUTES 4S SECONDS EAST, 65.00 FEET; THENCE NORTH 0 DEGREES 42 MINUTES 22 SECONDS EAST, 75.00 FEET; THENCE NORTH 9 DEGREES 10 MINUTES 30 SECONDS WEST, 32.00 FEET TO THE POINT OF BEGINNING, THE SOUTHWEST CORNER OF THIS TRACT AND CONTINUING AS FOLLOWS; SOUTH 84 DEGREES 40 MINUTES 25 SECONDS EAST, 1232.27 FEET TO AN IRON PIN IN THE LINE OF H.E. BAXTER; THENCE NORTH 0 DEGREE 03 MINUTES 08 SECONDS WEST, 180.74 FEET TO AN IRON PIN, A CORNER TO H. E BAXTER; THENCE NORTH 81 DEGREES 51 MINUTES 18 SECONDS WEST, 66.00 FEET TO AN IRON PIN, A CORNER TO H. E. BAXTER; THENCE NORTH 3 DEGREES 19 MINUTES 51 SECONDS EAST, 379.50 FEET TO A POINT IN THE CENTER OF SULPHUR BRANCH WITH AN IRON PIN ON THE SOUTH BANK, A CORNER TO JAMES H. WAYNICK IN THE LINE OF H.E. BAXTER; THENCE SOUTH 75 DEGREES 11 MINUTES 00 SECONDS WEST, 146.25 FEET TO A POINT IN THE CENTER OF SULPHUR BRANCH WITH AN IRON PIN ON THE SOUTHWESTERLY BANK; THENCE WITH A NEW LINE, SOUTH 87 DEGREES 16 MINUTES 57 SECONDS WEST, 1184.91 FEET TO AN IRON PIN IN THE EAST MARGIN OF GREENBRIER ROAD; THENCE WITH THE EAST MARGIN OF GREENBRIER ROAD AS FOLLOWS; SOUTH 29 DEGREES 36 MINUTES 23 SECONDS EAST, 100.31 FEET; THENCE SOUTH 25 DEGREES 35 MINUTES 29 SECONDS EAST, 128.49 FEET; THENCE SOUTH 15 DEGREES 40 MINUTES 45 SECONDS EAST, 95.00 FEET; THENCE SOUTH 9 DEGREES 10 MINUTES 30 SECONDS EAST, 67.28 FEET TO THE POINT OF BEGINNING, CONTAINING 12.86 ACRES, MORE OR LESS.

Parcel ID: 009-00-0-148.00

Commonly known as 8116 Greenbrier Road, Joelton, TN 37080
However, by showing this address no additional coverage is provided

## DERIVATION CLAUSE

The instrument constituting the source of the Borrower's interest in the foregoing described property was a **WARRANTY DEED** recorded as instrument No. **20070702-0078637** in the Register's Office of Davidson County, Tennessee.