Rec. & Return

SMITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072

This instrument was created by information furnished by the parties. No title search was performed. Tennessee Title is not liable for inaccuracies of this document.

NAME AND ADDRESS OF NEW OWNERS:

Donald L. Lanius
235 Brick Church Pike
Goodlettsville, TN 37072

THIS INSTRUMENT PREPARED BY & RETURN TO:

Tennessee Title Services, LLC
101 Springhouse Ct, Suite 202
Hendersonville, TN 37075

SEND TAX BILLS TO:
SAME AS NEW OWNER

Map & Parcel 018-00-0-087.00 & 18-44

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Janet W. Lanius**, has bargained and sold and does hereby quitclaim, transfer and convey quitclaim, transfer and convey any and all interest which she has in the hereinafter described property to **Donald L. Lanius,** his heirs and assigns, forever, being part of the property known as **235 Brick Church Pike, Goodlettsville, TN 37072,** being that certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being a part of the Lee J. Vecchione property in the Old 10th Civil District of Davidson County, Tennessee, fronting on the North side of the Brick Church Pike, and described as beginning at the southeast corner of the Lee J. Vecchone property; thence North 75 degrees 14 minutes West 317.5 fee to a point in the southerly property line of the Lee J. Vecchione property, which propertyline is alos the North right-of-way line of the Brick Church Pike; thence South 81 degrees East 50 feet to the point of beginning in accordance with unrecorded survey of Sanders Parker Engineers, Inc., dated December 1970.

Being the same property conveyed to Donald L. Lanius and wife, Janet L. Lanius by Quitclaim Deed from Madison Suburban Utility district, dated April 19, 1999 of record in Instrument NO. 20130709-0070945, Register's Office for Davidson County, Tennessee.

Tract III, Parcel 018-00-0-087.00:
A tract of land located in the 10th Civil District of Davidson County, Tennessee, containing 14.1467 acres, more or less, and described according to an unrecorded survey by Stanford & Associates, Inc., dated March 14, 1978, as follows:

Beginning at an iron pin corner in the North R.O.W. of the New Brick Church Pike, said point being 82', more or less, East of Moncrief Avenue; thence along an old fence line N 17° 51' 36" E 282.99' to an iron pin corner; thence continuing along a line common to the L. J. Vecchione property N 10° 52' 30" W 298.37' to an iron pin corner; thence N 89° 52' 10" W 346.02' to an iron pin corner; thence along a fence line with the following calls: N 3° 10' 39" W 45.93' to an iron pin corner; thence N 55° 34' 47" W 59.61' to an iron pin

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June, 2013.

Notary Public
MY COMMISSION EXPIRES: 4-23-14

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20130058378 DEEDQC
Recvd: 07/09/13 13:44 2 pgs
Fees:12.00 Taxes:0.00
20130709-0070946

corner; thence N 57° 03' 35" W 153.76' to an iron pin corner; thence N 41° 55' 46" W 40.26' to an iron pin corner; thence N 31° 49' 19" W 121.90' to an iron pin corner; thence N 4° 52' 24" W 97.36' to an iron pin corner; thence N 7° 05' 16" E 87.11' to an iron pin corner common to a 16.1533 acres, more or less, tract of land; thence with a line common to said tract S 87° 22' 22" E 1020.77' to an iron pin corner in the South R.O.W. of Vecchione Drive, also being the end of said Drive; thence along a line common to Mansker Heights Subdivision and Burton Heights Subdivision, S 3° 54' 56" W 1018.34' to an iron pin corner in the North R.O.W. of New Brick Church Pike; thence along said R.O.W. with a curve to the right having a radius of 722.869' a distance of 162.08' to an iron pin corner; thence N 84° 06' 44" W 204.54' passing a pumping station on the North, to the point of beginning, including but excluding a 0.03 acres, more or less, tract for a pumping station site as recorded in Book 4477, page 658, and being 317.50' along the R.O.W. of New Brick Church Pike from the Southeast corner of the above described property, to the Southeast corner of said pumping station site fronting 25' on said R.O.W. by 50' in depth.

INCLUDED in the above description, but EXCLUDED from this conveyance is the following described tract of land:

LAND in Davidson County, Tennessee, being Lot Nos. 1 & 2 on the Final Plat of Section One, Lanius Subdivision, of record in Plat Book 6200, Page 189, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING a portion of the same property conveyed to Donald L. Lanius and wife, Janet W. Lanius, by Warranty Deed from Lee J. Vecchione and wife, Theora S. Vecchione, dated 3/22/78 and recorded 4/7/78 in Book 5270, Page 699, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 235 Brick Church Pike, Goodlettsville, TN 37072

Witness my hand this 25th day of June, 2013

Janet W. Lanius

STATE OF TENNESSEE
COUNTY OF SUMNER

25th Witness my hand and official seal at SUMNER County, Tennessee this the day of June, 2013. Personally appeared before me, a Notary Public of said County and State, **Janet W. Lanius** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained as his/her/their free act and deed.

Notary Public
Commission Expires: 4/23/2014

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014