This Instrument Prepared By:
Republic Title Agency, Inc.
55 West Central Avenue
Springboro, Ohio 45066
File # 201305039

201305039
Please return after recording to
Republic Title Agency, Inc.
55 West Central Avenue
Springboro, Ohio 45066

BILL GARRETT, Davidson County
Trans:T20130059061 DEEDQC
Recvd: 07/11/13 11:23 2 pgs
Fees:12.00 Taxes:0.00
20130711-0071749

QUITCLAIM DEED (1)

KNOWN ALL MEN BY THESE PRESENTS, that **James Pipkins, married,** hereinafter Grantor, of **Davidson County, Tennessee,** for nominal consideration paid, does hereby bargain, sell, release, remise, quit claims and conveys unto **Angela M. Lane, unmarried,** hereinafter Grantee, the following real property:

LAND LYING IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF TRACT 1, OF RECORD IN DEED BOOK 2651, PAGE 111, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE; AND FURTHER KNOWN AS TRACT 1 AS SHOWN ON A SURVEY BY STEVEN E. ARTZ & ASSOCIATES, INC., 514 SOUTH BROWN STREET, SUITE 600, SPRINGFIELD, TN 37172, LICENSE NO. 1536, DATED DECEMBER 5, 2000, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN (NEW) AT THE TERMINUS OF HAPPY HOLLOW LANE, BEING 25.00 FEET FROM THE NORTHERLY MARGIN OF SAID ROAD; THENCE, S 18 DEG. 51 MIN. 48 SEC. W, 25.00 FEET TO AN IRON PIN (NEW) AT THE SOUTHWEST TERMINUS OF SAID ROAD; THENCE, WITH THE SOUTHERLY MARGIN OF SAID ROAD, S 71 DEG. 08 MIN. 11 SEC. E, 55.20 FEET TO AN IRON PIN (NEW) AT THE NORTHWEST CORNER OF A TRACT OF LAND WHICH BELONGS TO TERRY FELLER, HAVING A DEED REFERENCE DEED BOOK 6712, PAGE 340, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, WITH THE WESTERLY LINE OF SAID TERRY FELLER, S 21 DEG. 34 MIN. 37 SEC. W, 55.53 FEET TO AN IRON PIN (NEW) AT A COMMON CORNER TO SAID TERRY FELLER AND ANOTHER TRACT OF LAND WHICH BELONGS TO TERRY FELLER, HAVING A DEED REFERENCE IN INSTRUMENT NO. 200007030065877, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, WITH THE NORTHERLY LINE OF SAID TERRY FELLER, S 63 DEG. 46 MIN. 01 SEC. W, 132.00 FEET TO AN IRON PIN (NEW) AT A COMMON CORNER TO SAID TERRY FELLER AND LOT 2 OF HOWARD HOLLAND LOTS EATONS CREEK ROAD, HAVING A PLAT REFERENCE IN INSTRUMENT NO. 200003210028515, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE NORTHERLY LINE OF SAID LOT 2, N 80 DEG. 49 MIN. 03 SEC. W, 303.00 FEET TO AN IRON PIPE (OLD), THE NORTHWEST CORNER OF SAID LOT 2, AND BEING IN THE EASTERLY LINE OF A RESERVED PARCEL OF COMEAUX PROPERTY, HAVING A DEED REFERENCE IN DEED BOOK 5190, PAGE 475, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE EASTERLY LINE OF SAID RESERVED PARCEL OF COMEAUX, N 02 DEG. 00 MIN. 00 SEC. E, PASSING A COMMON CORNER TO SAID RESERVED PARCEL AND A TRACT OF LAND WHICH BELONGS TO STEVEN THURMAN, HAVING A DEED REFERENCE IN DEED BOOK 8675, PAGE 800, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN ALL 645.98 FEET TO AN IRON PIN (NEW); THENCE, WITH A NEW LINE, S 88 DEG. 00 MIN. 00 SEC. E, 296.88 FEET TO AN IRON PIN (NEW); THENCE, WITH A NEW LINE, S 02 DEG. 00 MIN. 00 SEC. W, 393.01 FEET TO AN IRON PIN (NEW); THENCE, WITH A NEW LINE, S 32 DEG. 21 MIN. 28 SEC. E, 164.92 FEET TO THE POINT OF BEGINNING, CONTAINING 5.01 ACRES, MORE OR LESS, AS SURVEYED BY STEVEN E. ARTZ AND ASSOCIATES, INC.

BEING THE SAME PROPERTY CONVEYED TO ANGELA M. LANE AND JAMES PIPKINS, BY DEED DATED MAY 27, 2010, OF RECORD IN INSTRUMENT 20100528-0041376, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TAX ID: MAP/PARCEL 029-00-0-388.00

COMMONLY KNOWN AS: 5843 HAPPY HOLLOW LANE, JOELTON, TENNESSEE 37080

The real property described above is conveyed subject to, and excepted from, the following: All easements, covenants, conditions and restrictions of record; All legal highways; zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this 3rd day of July, 2013.

The undersigned, Monica Pipkins, spouse of James Pipkins, joins in the execution of this instrument for the purpose of conveying to the Grantee all of her right, title, claim and interest in and to the above described property, including but not limited to, her homestead and any and all other marital rights.

James Pipkins

Monica Pipkins

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 **James Pipkins and Monica Pipkins**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of July, 2013.

CHARLES P. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: **My Commission Expires: September 8, 2013**

THIS TRANSFER TAX IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. 67-4-409.

STATE OF TENNESSEE
COUNTY OF Davidson

Angela M. Lane, Affiant

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

Ann Stathos Do
State of Tennessee Notary Public
Davidson County

Notary Public

My Commission Expires: 12/06/16

Property Owner & Address:
Angela M. Lane
5843 Happy Hollow Lane
Joelton, Tennessee 37080

Mail Tax Bills To:
Angela M. Lane
5843 Happy Hollow Lane
Joelton, Tennessee 37080