BILL GARRETT, Davidson County
Trans:T20130075877 DEEDQC
Recvd: 09/03/13 13:16 4 pgs
Fees:22.00 Taxes:0.00
20130903-0092491

This Instrument Prepared By:
Marshall & Associates, PLLC
Ellis H. Marshall, III
1316 Clearview Drive
Mt. Juliet, Tennessee 37122

FROM: Tad Franklin Knect

TO: Fred and Ruby Knecht

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Fred & Ruby Knecht 536 Augusta Drive Hermitage, Tennessee 37076	Fred & Ruby Knecht 536 Augusta Drive Hermitage, Tennessee 37076	Map 075-04-0 Parcel 117.00

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Tad Knecht as PoA for Fred Knecht
FRED KNECHT, Affiant

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Tad Knecht as Power of Attorney for Fred Knecht, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged himself to be Tad Knecht as Power of Attorney for Fred Knecht, and whom upon further oath acknowledged that he executed the foregoing instrument for the purposes therein contained by signing Fred Knecht's name as Power of Attorney.

Witness my hand and official seal this 29th day of August, 2013.

DONNA TYLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Donna Tyler
NOTARY PUBLIC

My Commission Expires: 10-18-2016

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Ruby Knecht
RUBY KNECHT, Affiant

Sworn to and subscribed before me this 29th day of August, 2013.

DONNA TYLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Donna Tyler
NOTARY PUBLIC

My Commission Expires: 10-18-2016

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named, Fred Knecht and Ruby Knecht, Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Tad Franklin Knecht, Grantor, does hereby quitclaim, transfer and convey to Fred Knecht and Ruby Knecht all interest, right and ownership he may have to the following parcel of real estate located in Davidson County, Tennessee, as described in **Exhibit A.**

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the 29th day of August, 2013.

Tad Franklin Knecht
TAD FRANKLIN KNECHT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Tad Knecht, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged himself to be Tad Knecht, and whom upon further oath acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name.

Witness my hand and official seal this 29th day of August, 2013.

DONNA TYLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Donna Tyler
NOTARY PUBLIC

My Commission Expires: 10-18-2016

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 398, on the plan of Tulip Grove, Section 6, of record in Book 4460, Page 19, Register's Office, Davidson County, Tennessee.

Said Lot No. 398 fronts the westerly margin of Augusta Drive 100.0 feet and runs back between lines which measure 139.73 feet on the south; 140.0 feet on the north to a line in the rear, which is a broken line, which measures 108.88.

BEING the same property conveyed to Frederick C. Bonsteel and wife, Joyce B. Bonsteel, by deed from C.E. Hooper and wife, Peggy K. Hooper, of record in Book 4618, Page 138, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Fred F. Knecht and wife, Ruby H. Knecht, by deed from Frederick C. Bonsteel and wife, Joyce B. Bonsteel, of record in Book 4868, Page 933, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Tad Franklin Knecht by deed from Fred F. Knecht and Ruby H. Knecht, of record in Instrument Number 2013-0805-008-1396, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all existing taxes, easements, and restrictions of record.

This Deed was created with information provided by Tad Franklin Knecht, and without the aid of a title search.