BILL GARRETT, Davidson County
Trans:T20140002545 DEEDQC
Recvd: 01/13/14 11:52 3 pgs
Fees:17.00 Taxes:0.00
20140113-0003179

Prepared By: Azimtech Engineering
182 Township Drive
Hendersonville, TN. 37075

This instrument has been prepared from information furnished by the parties.

The purpose of this conveyance is to combine four parcels into one parcel.

Quit Claim Deed

Owner Address:	Send Tax Bills To:	Map & Parcels:
1013 Galltin Pike	Owner: Jim Mitchell	04315002300, 04315002400
Madison, TN 37115	Same	04315002500, 04315002600

For and Consideration of the sum of ten dollars and no/100 ($10.00), Cash in hand paid by the grantee(s) and other good valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Jim Mitchell, has this day bargained and sold, and does hereby transfer and convey unto the said Jim Mitchell, the grantee(s) herein, its (successors), heirs and assigns, all its right title and interest in certain real estate in Davidson County, Tennessee as follows:

See Attached Exhibit "A"

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

This property is known as address: 1119 Old Hickory Blvd., Madison, Tennessee 37115

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 1 day of 1-2014

Jim Mitchell

By: Jim Mitchell

Title: Owner

State Of Tennessee County Of Davidson
Personally appeared before me, the undersigned, a notary public in and for the said county and state, the within named Jim Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the _____ of Jim Mitchell, and being so authorized to do, executed the within instrument for the purpose therein contained. Pamela M Shepherd

PAMELA M SHEPHERD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 9, 2016

Witness my hand, at _____, Tennessee, this 13 day of Jan 2014

My Commission Expires: 1-9-2016

State of Tennessee

County of DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $0.00

Jim Mitchell (Affiant)

PAMELA M SHEPHERD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 9, 2016

Commission Expires: 1-9-2016

Notary: Pamela M Shepherd

EXHIBIT "A"

A tract of land in Davidson County, Tennessee, Being a part of Tracts Lots 6, 7 and 8 of the subdivision of Anderson Estates, & parcels 04315002300, 04315002400 as of record in Plat Book 4068, Page 594, and parcels 04315002500, 04315002600 as of record in Plat Book 1835, Page 121 of the Register's Office for Davidson County, Tennessee.

Starting at an iron pin, North East corner of the intersection of Larkin Springs Road and Old Hickory Blvd., said iron pin being the South West corner of property arc line end of parcel 04315002200, thence East along Old Hickory Blvd. Northern margin 197.25' in a direction of 84°07'44" being the point Southwest corner of said Lot 3, of the Subdivision of Anderson Estates being the point of beginning.

(1) Thence North 05°54'55" East, 187.41 feet to an iron pin;

(2) Thence South 76°03'55" East, 520.00' feet to a point;

(3) Thence South 05°54'57" West, 114.88 feet to a point;

(4) Thence North 84°05'05" West, 514.94 feet to an iron pin being the point of beginning. Thus containing 77,612.47 square feet or 1.78 acres.

Said Property description is derived from a survey prepared by Michael R. Williams, R.L.S., 209 Hidden Court, Old Hickory, Tennessee 37138, Updated on October 15, 2013.

Being the same property conveyed to Richard A. Rollins by deed of record as Instrument No. 20020409-0043305 & Instrument No. 20020827-0103499 as re-recorded as Instrument No. 20020530-0065524, said Register's Office.

For Source of title 20101207-0097274

PARCEL OWNER: JIM MITCHELL
OWNER ADDRESS: 1013 GALLATIN PIKE, MADISON, TN 37115
PROPERTY ADDRESS: 1119 OLD HICKORY BLVD. MADISON, TN 37115
COMBINING LOTS 3 - 6 OF ANDERSON ESTATES

COMBINED PARCELS: 04315002300, 04315002400, 04315002500, 04315002600
CONTAINING A TOTAL OF 1.78 ACRES
REF: BOOK: 4068, PAGE 594 & BOOK 1835, PAGE 121 R.O.D.C.

A **COMBINED PARCELS EXHIBIT "A"**
COMBINING LOTS 3 - 6 Scale: 1:100