QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF JANUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-2014
(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20140006725 DEEDQC
Recvd: 01/29/14 13:23 3 pgs
Fees:17.00 Taxes:0.00
20140129-0008149

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nick Allen Plummer and Ashley Plummer	**"New Owner"**	
(NAME)	(NAME)	05413003600
3237-A Lakeshore Dr.		&
(ADDRESS)	(ADDRESS)	05413003700
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **NICK ALLEN PLUMMER, ASHLEY PLUMMER** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **NICK ALLEN PLUMMER AND WIFE, ASHLEY PLUMMER**, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

THE PURPOSE OF THIS INSTRUMENT IS TO COMBINE THE MAP & PARCEL NOS. TOGETHER INTO ONE MAP & PARCEL.

A TRACT OF LAND IN THE 11th COUNCIL DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BEING A PORTION OF LOT # 15 AS SHOWN ON THE FINAL PLAT OF SECTION 1 - ON THE PLAN OF LIFE & CASUALTY CO'S SUBDIVISION OF DABBS & ELLIOTT PROPERTY KNOWN AS DUPONTONIA RECORDED IN PLAT BOOK 843, PAGE 56 REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE (R.O.D.C.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE (OLD) ON THE EASTERLY RIGHT-OF-WAY LINE OF LAKESHORE DRIVE THAT IS 1031 FEET MORE OR LESS NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD. SAID IRON PIPE BEING THE NORTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND AS DEEDED TO GARRETT BAKER AS OF RECORD IN INSTRUMENT # 20060426-0047600 R.O.D.C., TENNESSEE. THENCE,

1. WITH SAID EASTERLY RIGHT-OF-WAY LINE, NORTHEASTWARDLY, WITH A 687.22-FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 59.92 FEET TO AN IRON ROD (NEW) AT THE SOUTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND AS DEEDED TO JUDY N. BLACKWELDER AS OF RECORD IN INSTRUMENT # 20100827-0068140 R.O.D.C., TENNESSEE. SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 61 DEGREES 33 MINUTES 41 SECONDS EAST, 59.90 FEET; THENCE,

2. LEAVING SAID RIGHT-OF-WAY LINE, WITH THE SOUTHERLY PROPERTY LINE OF THE AFORESAID BLACKWELDER TRACT, SOUTH 41 DEGREES 45 MINUTES 17 SECONDS EAST 177.03 FEET TO AN IRON PIPE (OLD & BENT); THENCE,

3. SOUTH 44 DEGREES 34 MINUTES 00 SECONDS EAST 474.99 FEET TO A 16" MAPLE TREE IN AN OLD FENCE LINE IN THE NORTHERLY PROPERTY LINE OF LOT # 29 AS SHOWN ON THE FINAL PLAT ENTITLED: PLAN OF BRANDYWINE PLACE AS OF RECORD IN PLAT BOOK 6250, PAGES 327 & 328 R.O.D.C., TENNESSEE; THENCE,

4. WITH THE NORTHERLY PROPERTY LINE OF THE AFORESAID LOT # 29, IN PART, NORTH 81 DEGREES 22 MINUTES 39 SECONDS WEST, PASSING THROUGH AN IRON PIPE (OLD) BETWEEN PARCELS (36) & (37) AT 74.90 FEET FOR A TOTAL DISTANCE OF 144.70 FEET TO AN IRON PIPE (OLD) AT THE MOST EASTERLY

PROPERTY CORNER OF A TRACT OF LAND AS DEEDED TO HADI AL-HAJJAJ, ET UX BY DEED OF RECORD IN INSTRUMENT # 2007102-0129568 R.O.D.C., TENNESSEE; THENCE,

5. LEAVING THE NORTHERLY PROPERTY LINE OF THE AFORESAID LOT # 29, WITH THE NORTH-EASTERLY PROPERTY LINE OF THE AFORESAID AL-HAJJAJ TRACT, NORTH 49 DEGREES 23 MINUTES 15 SECONDS WEST 250.99 FEET TO AN IRON ROD (OLD) AT THE SOUTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND AS DEEDED TO GARRETT BAKER AS OF RECORD IN INSTRUMENT # 20060426-0047600 R.O.D.C., TENNESSEE; THENCE,

6. LEAVING THE NORTHERLY PROPERTY LINE OF THE AFORESAID AL-HAJJAJ TRACT, WITH THE COMMON PROPERTY LINE BETWEEN PARCELS (37) & (37.01), NORTH 44 DEGREES 37 MINUTES 19 SECONDS EAST 21.00 FEET TO AN IRON ROD (NEW); THENCE,

7. NORTH 44 DEGREES 41 MINUTES 36 SECONDS WEST 150.00 FEET TO AN IRON ROD (NEW); THENCE,

8. NORTH 16 DEGREES 26 MINUTES 37 SECONDS EAST 10.07 FEET TO AN IRON ROD (OLD); THENCE,

9. NORTH 41 DEGREES 05 MINUTES 54 SECONDS WEST 35.92 FEET TO AN IRON ROD (OLD); THENCE,

10. NORTH 48 DEGREES 58 MINUTES 34 SECONDS EAST 15.94 FEET TO AN IRON ROD (OLD); THENCE,

11. NORTH 38 DEGREES 49 MINUTES 07 SECONDS WEST 113.00 FEET TO THE POINT OF BEGINNING AND

CONTAINING 19674 SQUARE FEET OR 0.45 ACRES MORE OR LESS AS CALCULATED BY THE ABOVE BEARINGS AND DISTANCES.

BEING THE SAME PROPERTY CONVEYED TO THE WITHIN NAMED GRANTORS BY QUITCLAIM DEED AS OF RECORD IN INSTRUMENT NO. 20140129-0008148, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

This is
( ) unimproved
(X) improved
property known as 3237-A Lakeshore Dr., Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 22 day of **January, 2014.**

Nick Allen Plummer

Ashley Plummer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nick Allen Plummer and Ashley Plummer** 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 within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22 day of January, 2014.

Notary Public

My Commission Expires: 5-2014



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212