BILL GARRETT, Davidson County
Trans:T20140006965 DEEDQC
Recvd: 01/30/14 11:35 3 pgs
Fees:17.00 Taxes:0.00
20140130-0008412

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Nancy B. Gannon 311 Bowwood Drive Nashville, TN 37217	New Owner	**Tract I** Map 135 Parcel 398.00 **Tract II** Map 135.00 Parcel 357.00
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination		

QUITCLAIM DEED

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Judy Ann Cothran, (hereinafter referred to as "Grantor"), by these presents do hereby quitclaim and convey to Nancy B. Gannon (hereafter referred to as the "Grantee"),all of my interest in certain tracts or parcels of land in Davidson County, Tennessee, as follows:

TRACT I

Land in the 2nd Civil District of Davidson County, Tennessee, described according to a copy of a survey made July, 3, 1961 by T. R. Sanford, Surveyor, as follows:

Beginning at a point in the center line of Franklin Limestone Road which point is 13.5 feet North from a point opposite in the Northeast corner of Lot No.1 of Una Manor Subdivision, Section 1, of record in Book 2854, Page 83, said Register's Office, as measured along the center line of said road; thence leaving said Road, N. 80 degrees 42 minutes at 583 feet to a point; thence N 2 degrees 58 minutes East 259.5 feet to a fenced line; thence along the said fence, S 76 degrees 35 minutes E 662 feet to the center line of Franklin Limestone Road, thence with the center line of the same, Southerly, around a slight curve, 200 feet to the point of beginning.

TRACT II

Tract 1: Land in the 2nd Civil District of Davidson County, Tennessee, being a part of the Moran Tract, and more particularly described as follows and containing the remainder acreage of 11.64 acres +/-.

Beginning at a point in the center of the Franklin Limestone Road, said point being 1016.4 feet northerly from the southerly boundary of the Moran Farm, and measured along the center of said Limestone Road; thence N 76 degrees W 1173.4 feet to a stake in fence, said fence being the westerly boundary of the Moran Farm; thence N 3 degrees 70' E 935.5 feet to a stone in said westerly boundary line of said Moran Farm; said stone also being the S.W. corner of a 14 acres tract of land sold to Rader; thence S 76 degrees E and along the southerly line of the Rader Tract, 1333 feet to the center of the Franklin Limestone Road; thence with the center of said road, S 34 degrees 12' W, 77.9 feet to a point; thence continuing along the center of said road, S 14 degrees

45' W 189.3 feet, S 3 degrees 54' W 224.9 feet; S 2 degrees 54' W, 205 feet; S 8 ½ degrees W, 82 feet, S 32 ¾ degrees W 159.5 feet to the beginning, containing 26.64 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT HEREBY EXPRESSLY EXCLUDED THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

Land in the 2nd Civil District of Davidson County, Tennessee; described as follows:

Beginning at a corner post, the southwest corner of the herein described 15 acres, more or less; running thence the following: N 3 degrees 10'E along a fence line 395 feet to a point; thence N 89 degrees 30'E for a distance of 1230 feet, more or less to the center line of Franklin Limestone Road; thence with the center line of Franklin Limestone Road around a curve to the left, said curve having a radius of 625 feet, more or less, for a distance of 165 feet; thence continuing along the center line of Franklin Limestone Road around a curve to the right, said curve having a radius of 500 feet, more or less, for a distance of 346.5 feet; thence N 76 degrees W along a fence line for a distance of 1173.4 feet to a corner post, the point of beginning, containing 15 acres, more or less.

Being part of the same property conveyed to Judy Ann Cothran by Quitclaim Deed from M. Lee Barrett, Jr., Successor Trustee of the Barrett Joint Revocable Trust Agreement U/A/D May 30, 1996 of record in Instrument Number 20130911-0096040, said Register's Office for Davidson County, Tennessee.

This conveyance is intended to vest all interest in the subject real property not owned by the Grantee in the Grantee so that the Grantee holds legal title to the property.

This is improved real property commonly known as 0 and 341 Franklin Limestone Road, Nashville, Tennessee 37217.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $0.00.
(
(
(

Nancy B Gannon
Affiant

(Subscribed and sworn to before me
(this 29th day of January, 2014.
(
(
(
Notary Public
(My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 29th day of January, 2014.

Judy Ann Cothran

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Judy Ann Cothran, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, TN this 29th day of January, 2014.

Notary Public

My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017