QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 02/21/14 16:18 3 pgs
Fees:17.00 Taxes:0.00
20140221-0015234

OATH OF CONSIDERATION:

SS.
STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ _____

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 18 DAY OF February, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-14-17

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
VANDYBINE TITLE & ESCROW, INC.
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

THIS DOCUMENT WAS PREPARED BASED ON THE INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE SEARCH OR OPINION.

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S):
CODY ANDERSON **3716 BEAR HOLLOW ROAD** **JOELTON, TN 37080**	**Same**	**MAP 022 00 0** **PARCEL 218.00**

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, Donna G. Moore (now known as Donna G. Anderson) *(herein called "Grantor")*, does hereby convey, transfer, remise, release, relinquish and quitclaim unto Cody Anderson *(hereinafter called "Grantee")*, Grantee's heirs and assigns, all of Grantor's right, title and interest in and to the following described real estate:

Land in Davidson County, Tennessee, described as follows:

Being a tract of land in shown on property map 22, Assessor's Office, located in Davidson County, Tennessee, bounded in general by a 50 foot Ingress-egress easement and Patricia George on the southeast, Jack Jolie on the west, Ellis Jakes on the north, and a 5.00 acre James Caldwell/Barbara Wade tract on the northeast, and lying off the north side of Bear Hollow Road, more particularly described as follows:

Beginning at an iron pin set on the north side of a 50 ft Ingress-egress easement which runs northeasterly from the north side of Bear Hollow Road, said pin being located in the east line of Jack Jolie (Ref. Deed Book 7049, page 241, R.O.D.C.); thence leaving the easement and with Jolie's east line, N 03 deg. 50 min. 04 sec. E 478.87 ft. to an iron pin set in Ellis Jakes' south line (Ref. Deed Book 4652, Page 25, R.O.D.C.); thence leaving Jolie and with Jakes' south line, S 87 deg. 26 min. 16 sec. E 468.06 ft. to an existing iron pin near the head of a hollow, said pin being Jakes' southeast corner, thence leaving Jakes and with a new line, S 36 deg. 49 min. 34 sec. E, passing a witness iron pin set at 191.81 ft., in all 216.58 ft. to an iron spike set in the center of the aforementioned 50 ft. ingress-egress easement, said spike also being located in the northwest line of Patricia George (Ref. Deed book 9533, Page 625, R.O.D.C.); thence with George and the center of the easement and for the following 5 calls:

S 34 deg. 11 min. 40 sec. W 96.01 ft. to an iron spike set; S 67 deg. 39 min. 30 sec. W 196.93 ft. to an iron spike set; S 62 deg. 06 min. 35 sec. W 140.72 ft. to an iron spike set; S 64 deg. 02 min. 17 sec. W 207.72 ft to an iron spike set; and S 87 deg. 57 min. 15 sec. W 84.29 ft. to an iron spike; said spike set, said spike being located in the east line of Jolie; thence leaving George and the road, and with Jolie's east line, N 03 deg. 50 min. 04 sec. E 30.60 ft. to the point of beginning, containing 5.0 acres, more or less, and being all of Deed Book 9450, Page 123, and part of Deed Book 9077, Page 412, Register's Office, according to a survey dated 9/6/95 by Randolph L. Chapdelaine, R.L.S. # 1444, 5106 Old Harding Road, Franklin, Tennessee 37064.

Included with the above described tract is a non-exclusive 50 ft. ingress-egress easement which runs northeasterly from the north side of Bear Hollow Road, between tracts 11 and 12, crossing

tracts 12, 13, 14, and 15,and running between tracts 16 and 17, to serve this 5.00 acre tract as shown on the unrecorded plat of the David Wade Division, dated March 6, 1985.

The above described tract is also subject to said non-exclusive 50 ft. ingress-egress easement which runs northeasterly from the north side of Bear Hollow Road, between tracts 11 and 12, crosses tracts 12, 13, 14 and 15, runs between tracts 16 and 17, to serve tract 16-B, tract 23, Herman Duffie, tracts 29, 31, 28-B, and 27 as shown on the unrecorded plat of the David Wade Division, dated March 6, 1985 and revised December 21, 1988.

Being the same property conveyed to Donna G. Moore by Warranty Deed from Barbara Wade and Barbara Wade, Executrix of the Estate of David R. Wade, III of record in Book 10265, Page 193, Register's Office for Davidson County, Tennessee.

This is improved property known as **3716 Bear Hollow Road, Joelton, TN 37080.**

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 21st day of February, 2014.

GRANTOR:

Donna D. Anderson
DONNA G. ANDERSON

SS.
State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared **Donna G. Anderson**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 21st day of February, 2014.

JUNE COOPER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
MY COMM. EXP. 5-24-14

CERTIFICATE OF AUTHENTICITY

I, Julie Coone, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Julie Coone

JULIE COONE

State of Tennessee
County of Davidson

Personally appeared before me, Jon Paul Johnson, a notary public for this county and state, Julie Coone, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JON PAUL JOHNSON, NOTARY PUBLIC

My commission expires: 7/3/17

