QUITCLAIM DEED

This Instrument prepared from information furnished by the parties.

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00

Sandra Claibourne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 day of FEBRUARY 2014

Notary Public

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Taylor N. Claibourne	NEW OWNER	Map 22-0
P.O. Box 235		Group
Whites Creek, TN 37189		Parcel 189

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Sandra Claibourne, unmarried

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Taylor N. Claibourne , unmarried

hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, as follows:

Tract One:
Beginning at a point in the centerline of Bear Hollow Road, the same being the southwest corner of a tract of land heretofore conveyed to Stedman and Terry by deed of record in Book 6543, Page 908, Register's Office for Davidson County, Tennessee, and the southeast corner of a tract heretofore conveyed to Hollandsworth by deed of record in Book 6522, Page 546; said Register's Office; thence with Stedman and Terry's west line and Hollandsworth's east line, N 3 deg. 50' 04" east 400 feet to an iron pin; Stedman and Terry's northeast corner; and the southwest corner of the tract herein conveyed; thence continuing with Hollandsworth's east line, N 3 deg. 50' 04: east 949.10 feet to an iron pin in the south line of Ellis Jakes as shown in a deed of record in Book 4652, Page 25, said Register's Office; thence Jakes south line, S 87 deg. 26' 16" east 492.29 feet to an iron pin; thence a new line, S 3 deg. 50' 04" west 409.47 feet to a point in the centerline of Adcock Road, the same being the northwest corner of a tract heretofore conveyed to Whitaker and Hudson by deed of record in Book 6523, Page 670, Register's Office; thence continuing with Whitaker and Hudson's west line, S 3 deg. 50' 04" west 271.62 feet to an iron pin, Stedman and Terry's Southwest corner and an interior corner of Stedman and Terry; thence continuing on with Stedman and Terry's line; S 3 deg. 50' 04" west 39.74 feet to an iron pin; an intercorner of Stedman and Terry; thence with Stedman and Terry's north line, S 78 deg. 01' 12" west 511.53 feet to the beginning; containing 10 acres, more or less, according to a survey of Randolph L. Chapdelaine, Tennessee No. 1444, dated March 6, 1985.

Tract Two:
The right of ingress and egress across Adcock Road running with Whitaker and Hudson's north line and leading to the east line of the above described property, and is subject to the same easement as it transverses from east to west across the above described property.

BEING the same property conveyed to Sandra Claibourne (erroneously typed Claiborne in previous deed) by deed from The Estate of Jack David Jolie, of record in Book 10989, Page 713 and re-recorded in Book 10989, Page 886, dated June 19, 1998, Register's Office for said County.

The said Sandra Claibourne and Sandra Claiborne being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 3720 Bear Hollow Road, Joelton, TN 37080

Wherever 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 26th day of FEBRUARY, 2014.

Sandra Claibourne
Sandra Claibourne

BILL GARRETT, Davidson County
Trans:T20140014134 DEEDQC
Recvd: 02/28/14 12:28 2 pgs
Fees:12.00 Taxes:0.00

20140228-0017382

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra Claibourne, 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 at Nashville, Tennessee, this 27th day of FEBRUARY, 2014.

My Commission Expires: 9-9-14

Notary Public

