BILL GARRETT, Davidson County
Trans:T20140015739 DEEDQC
Recvd: 03/07/14 12:51 3 pgs
Fees:17.00 Taxes:0.00
20140307-0019386

Prepared by:

L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015

STATE OF TENNESSEE
COUNTY OF CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 pursuant to div. dec

_____
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE ___ DAY OF _____, 2014.

_____
NOTARY PUBLIC

My Commission expires:_____

Address of New Owner	Send Tax Bills To:	Tax Information:
Ted Thompson 4768 Bull Run Road Ashland City, TN 37015	Same	046 00 0 024.00

QUITCLAIM DEED

For and in consideration of complying with a property settlement in a Divorce action involving the parties herein, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Debra G. Thompson,** Grantor herein, does hereby Quitclaim and convey unto **Ted Thompson,** hereinafter referred to as Grantee, his successors and assigns the following described tract or parcel of land:

Land situated in the Thirteenth (13th) Civil District Nashville, Davidson County, Tennessee bounded on the north and east by Marshall Warder, on the south by Bull Run Road, on the east by Bernard Pittman and Chris Paul Jones and being described according to a mortgage loan inspection by Campbell McRae and Associated (Stanley Glenn McRae TN RLS #1673) dated 9-14-98, and being more particularly described as follows: Beginning at a point in the northerly margin of Bull Run Road said point being the southwest corner of the Bernard Pittman land (Book 5305, Page 208) RODC, TN) and the southwest corner of the herein described land; thence with said Pittman N. 28 deg. W. 164 feet to a point; thence N. 02 deg. 30' E. 212 feet to a point; thence N. 89 deg. 30' 08" W. 351.50 feet; to a point in the easterly line of the Chris Paul Jones land (Book 9977, Page 232 RODC, TN), thence with said Jones the following three calls: N. 03 deg. 15' 32" E. 218.89 feet to a point; N. 87 deg. 30' 45" W. 219.17 feet to a point N. 01 deg. 28' 10" W. 609.37 feet to a point in the southerly line of the Marshall Warder land (Book 5988, Page 80 and Book 8111, Page 700 RODC, TN) thence with said Warder the following 10 calls: S. 68 deg. 30' 37" E. 465.41 feet to a point S. 67 deg. 41' 11" E. 376.91 feet to a point; N. 74 degrees 13' 26" E. 61.86 feet to a point; N. 81 deg. 21' 52" E. 31.42 feet to a point; S. 09 deg. 21'

29" W. 291.75 feet to a point ; S. 21 deg. 17' 29" W. 280.22 feet to a point; S. 19 deg. 49' 33" W. 75.88 feet to a point; S. 08 deg. 29' 54" W. 61.71 feet to a point; S. 03 deg. 37' 30" W. 84.81 feet to a point; S. 25 deg. 30' 12" E. 121.56 feet to a point in the northerly margin of Bull Run Road; thence with said northerly margin westerly 92' to the point of beginning. Included in the above description but specifically excluded from this conveyance is a 5.01 acre tract conveyed from Jerry Duncan and wife, Carol Duncan to Jason A. Duncan and wife, Lori L. Duncan of record in Instrument No. 20000907-0088498 and Re-Recorded in Instrument No. 20000918-0092203 in the Davidson County, Tennessee Register's Of Deeds Office.

Also conveyed herein are any and all rights under that certain ingress/egress right of way of record in Book 8111 at page 700 in the same said office.

Being the same property conveyed to Ted Thompson, unmarried by deed from Jerry A. Duncan and wife, Carol Duncan, dated 09/28/2007, of record in Instrument Number 20071004-0118181, Register' s Office for Davidson County, Tennessee. Further being the same property vesting in Ted Thompson and Debra G. Thompson, Husband and Wife, by deed of record as Instrument No: 20111101-0084852, Register's Office for Davidson County, Tennessee.

This is improved property generally located:

4768 Bull Run Road, Ashland City, TN 37015

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

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.

IN WITNESS WHEREOF, **Debra G. Thompson**, has caused this instrument to be executed, this the 7 day of March, 2014.

Debra G. Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0, Affiant
Subscribed and sworn before me this the 7 Day of March 2013.
, Deputy Register

STATE OF TENNESSEE
COUNTY OF ~~CHEATHAM~~ Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Debra G. Thompson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this the 7th day of March, 2014.

My commission Expires: Nov. 3, 2015

NOTARY PUBLIC



My Commission Expires Nov. 3, 2015