BILL GARRETT, Davidson County
Trans:T20140018804 DEEDQC
Recvd: 03/20/14 14:26 2 pgs
Fees:12.00 Taxes:0.00
20140320-0023166

THIS INSTRUMENT WAS PREPARED BY:

PAULUS & DOLAN, PLLC
ONE BELLE MEADE PLACE, SUITE 101
4400 HARDING ROAD
NASHVILLE, TENNESSEE 37205

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THIS ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF March, 2014

NOTARY PUBLIC

PAULUS & DOLAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: 4/15

ADDRESS NEW OWNER AS:	Send Tax Bills To:	Map and Parcel
Patrick Lydon, Trustee 201 Monticello Avenue Goodlettesville, TN 37072	Same	045 00 0 048.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Patrick Lydon**, with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary ("GRANTOR") has bargained and sold, and by these presents does hereby quitclaim, transfer and convey unto **Patrick Lydon as Trustee under agreement with Patrick Lydon dated February 5, 2014** ("GRANTEE") all of his interest in and to the following real estate in Nashville, Davidson, Tennessee, and being described as follows:

LAND in the 14th Civil District of Davidson County, Tennessee, being Tract No. 12 of the Dawson Property, and more particularly described as follows: BEGINNING at a point in the centerline of a 50 foot ingress and egress easement, the same being in the south line of tract of land heretofore conveyed to Kenneth L Patten by deed of record in Book 6651, Page 444, Register's Office for Davidson County, Tennessee, and being the northeast corner of a tract heretofore conveyed to Kenneth Woodard by deed of record in Book 6651, Page 53, said Register's Office; thence with the centerline of said easement, Patten's line, North 64 degrees 42 minutes 53 seconds East 98.97 feet; North 58 degrees 12 minutes 47 seconds East 233.87 feet; and North 47 degrees 48 minutes 52 seconds East 312.67 feet; thence South 65 degrees 02 minutes 04 seconds East passing through

an I.P. and M.F.P. offset 27.13 feet, in all 616.56 feet to an I.P. and M.F.P. set on the west side of a creek; thence South 47 degrees 46 minutes 07 seconds West 1057.62 feet to an iron pin in Campbell's north line; thence with Campbell's north line, North 80 degrees 25 minutes 59 seconds West 176 feet to an I.P. and M.F.P., Woodard's southeast corner; thence with Woodard's east line, North 11 degrees 15 minutes 06 seconds West passing through an I.P. and M.F.P. offset 25.77 feet from the centerline of said easement, 582.89 feet in all to the beginning, containing 12,472 acres, more or less, according to survey by Thomas H. Alley, No. 922, dated March 21, 1985.

Being the same property conveyed to Patrick Lydon and his wife, Jeanne Lydon, having since passed away, by Bobby Sanders and wife, Diane Sanders, by deed of record as Instrument No. 20080221-0017018, in the Register's Office for Davidson County, Tennessee.

This is unimproved property known as 923 Mayberry Lane, Nashville, Davidson County, Tennessee.

WITNESS my hand this 20TH day of February 2014.

Patrick Lydon, Trustee

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 bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the written instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of February, 2014.

DAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires:

11/3/15