BILL GARRETT, Davidson County
Trans:T20140018998 DEEDQC
Recvd: 03/21/14 10:50 3 pgs
Fees:17.00 Taxes:0.00
20140321-0023383

This Instrument Prepared By:
Carey T. Frazier, Attorney
6025 Murray Lane
Brentwood, TN 37027
Tel: 615-373-4817

QUITCLAIM DEED

Grantor	**Steve Hawks**
Grantees	**Claude H. Bonds and Linda P. Bonds**
County	**Davidson County, Tennessee**

Name and Address of New Owner:	**Send Tax Bills To: Same**
Claude & Linda Bonds	**Map & Parcel Number**
303 Rhonda Drive	**18800017500**
Mt. Juliet, TN 37122	

Affidavit of Consideration

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ -0- .

Steve Hawks
Affiant

Subscribed and sworn to before me, This 21st day of March, 2014.

Notary Public
My Commission Expires: 4/8/2015

CAREY T. FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 8, 2015

RECITALS:

WHEREAS, on March 16, 2013, Steve Hawks married Tina Bonds.

WHEREAS, on March 9, 2014, Tina Bonds died intestate.

WHEREAS, at the date of death of Tina Bonds, she owned improved real estate known as 530 Battle Road, Cane Ridge, Tennessee, 37013, and more particularly described below.

WHEREAS, there were no children born to the marriage of Steve Hawks and Tina Bonds. Tina Bonds died without any issue.

WHEREAS, upon the death of Tina Bonds, dying intestate, Steve Hawks, as the surviving husband, became the absolute owner of the improved real estate known as 530 Battle Road, Cain Ridge, Tennessee, 37013, and more particularly described below.

WHEREAS, Grantor has agreed to quitclaim all of his right, title and interest in and to the tract of land herein below.

NOW, THEREFORE, for and in consideration of the sum of One and No/100 ($1.00) Dollar, cash in hand paid, Steve Hawks, the Grantor, does hereby convey, remise, release and forever quitclaim unto Claude H. Bonds and Linda P. Bonds as tenants with right of survivorship, the Grantees, their heirs and assigns, all of his right, title and interest in and to a certain tract of land in Davidson County, Tennessee described more particularly as follows:

> BEING a certain tract of land located in the 31st Councilmanic District for Metropolitan Nashville, Davidson County, Tennessee, and more particularly described as follows:
>
> BEGINNING on an iron rod situated in the northerly boundary line of the Herschel Wayne and Quida W. Holt Property as evidenced in Book 10908, Book 636, Register's Office for Davidson County, Tennessee, said iron rod being N 80 degrees 08' 53" W 1.89 feet from an iron rod with a red plastic cap stamped "MEC", said iron rod also being situated on the westerly margin of Battle Road; thence with the margin of Battle Road N 09 degrees 01' 06" E 225 feet to an iron rod; thence leaving the said margin of Battle Road with a new line N 80 degrees 12' 53" W 388.98 feet to an iron rod; thence S 08 degrees 01' 06" W 225 feet to an iron rod situated by a wood post fence corner, said iron rod being the northwesterly corner of the aforesaid Herschel & Quida Holt property, and bearing a plastic cap stamped "MEC"; thence with Holt and a wire fence line S 80 degrees 30' 14" E 73.03 feet to an iron rod bearing a plastic cap stamped "MEC" thence S 80 degrees

08' 53" E 315.95 feet to the Point of Beginning containing 2.01 Acres (87,440 Square Feet) more or less.

BEING the same property conveyed to Tina Bonds by Quitclaim Deed of record at Instrument Number 20100604-0043638, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to any and all encumbrances, easements, setback lines, restrictions, zoning or other matters as may affect the premises.

The legal description above was taken from the deed by which said real estate was conveyed to Tina Bonds. See Instrument Number 20100604-0043638 in the Register's Office of Davidson County, Tennessee. Said real estate was not surveyed at the time of this conveyance nor was a title search performed. The legal description above and the state of title of said real estate have been furnished to the draftsman from the previous deed. The draftsman assumes no liability of the accuracy thereof

IN WITNESS WHEREOF, Steve Hawks, (the Grantor) has signed this Quitclaim Deed on this 21st day of March, 2014.

Steve Hawks (Grantor)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Steve Hawks, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of March, 2014.

Notary Public

My Commission Expires: 4/8/2015

CAREY T. FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 8, 2015