Subject Property: **Map#:** 123 **Group#:** ____ **Parcel#:** 87

Property Address: **1796 Bakers Grove Lane; Hermitage, TN 37086**

New Owner: **Johnnie D. Carden**
2667 New Port Royal Road
Thompson Station, TN 37179

Send Tax Bill To: **Same Address as New Owner**

BILL GARRETT, Davidson County
Trans:T20140024672 DEEDQC
Recvd: 04/11/14 11:32 3 pgs
Fees:17.00 Taxes:0.00
20140411-0030509

QUITCLAIM DEED

For the express purpose of making a reconveyance to create a fee simple title for good and valuable consideration, and no monetary consideration, I, **Robin Leigh**,** hereby quitclaim and convey to **Johnnie D. Carden**,* all the right, title and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit: *ALSO KNOWN AS JOHNNY D. CARDEN
**ALSO KNOWN AS ROBIN CARDEN

Land in Davidson County, Tennessee, being approximately five acres at 1796 Bakers Grove Road, Hermitage, Tennessee 37086

BOOK 6183 PAGE 131 = PRIOR DEED REFERENCE

• SEE ATTACHED EXHIBT "A"

~~TO~~ HAVE ~~AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her/his heirs and assigns, forever;~~

IN WITNESS WHEREOF I have hereunto set my hand this 21st day of February, ~~2011.~~ 2012

Robin Leigh
Robin Leigh

This is improved property, known as 1796 Bakers Grove Road; Hermitage, Tennessee 37086.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. Robin Leigh, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21st day of February, 2012.

Debra Stevens
NOTARY PUBLIC

1-24-16
My Commission Expires

DEBRA A. STEVENS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The transfer tax on this transfer is exempt un the provisions of 67-4-409, et. seq., of the Tennessee Code Annotated.

Johnnie L. Earle
Affiant

Sworn to and subscribed before me this 11th day of April, ~~2011.~~ 2014

L. Chandler, D.R.
~~NOTARY PUBLIC~~

~~My Commission Expires~~

The actual consideration or value, whichever is greater, is $0.

EXHIBIT "A"

Land in Davidson County, TN and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated October 23, 1981 and revised October 10, 1983, and known as Job No. 83-340 as follows:

Beginning at an existing iron pin on the northerly margin of Baker's Grove Road, said point of beginning being the southwest corner of this tract and also being the southeast corner of the Paul Gleaves land of record in Deed Book 5382, Page 567, R.O.D.C., TN; thence with Gleaves line and a fence N 07 degrees 25' 05" E 228.88' to a point; thence N 07 degrees 48' 13" E 624.63' to a point; thence N 08 degrees 02' 21" E 401.54' to a point; thence N 09 degrees 15' 35" E 316.60' to an existing iron pin; thence with the line of the Glenn Doyle land of record in Deed Book 1148, Page 358, R.O.D.C., TN. S 82 degrees 33' 53" E 765.76' to an iron pin; thence leaving Doyle's line S 07 degrees 26' 07" W 450.46' to an iron pin in the line of the U.S. Government land; thence with the Government Line as follows: N 51 degrees 28' 29" W 339.56' to an existing iron pin; thence S 55 degrees 14' 00" W 513.42' to an existing iron pin; thence S 07 degrees 40' 18" W 1,047.29' to an existing iron pin on the northerly margin of the said Baker's Grove Road; thence with the margin of the said Road N 41 degrees 07' 55" W 144.82' to the point of beginning containing 10.30 acres, more or less.

Included in above description but excluded from this conveyance is the following property which was previously conveyed to DeAnna Cagley Wesson and husband, Dale E. Wesson as of record Book 7188 Page 780 with the following description:

Land in Davidson County, TN and being described according to a survey by John Kohl & Company, P.C. dated January 29, 1987 as follows:

Beginning at an existing iron pin on the northerly margin of Baker's Grove Road, said point of beginning being the southwest corner of this tract and also being the southeast corner of the Paul Gleaves land of record in Deed Book 5382, page 567. Register's office for Davidson County, TN;
Thence with Gleaves line and a fence North 07 degrees 25' 05" East 228.88 feet to a point;
Thence, North 07 degrees 48'13" East 624.63 feet to a point;
Thence, North 08 degrees 02' 21" East 401.54 feet to a point;
Thence, North 09 degrees 15' 35" East 316.60 feet to an existing iron pin;
Thence, with the line of the Glenn Doyle land of record in Deed Book 1148; page 358, Register's Office for Davidson County.

Being the same property conveyed to Johnny Carden and wife Robin, now known as Robin Leigh by deed of record in Book 6183, Page 131, R.O.D.C.