BILL GARRETT, Davidson County
Trans:T20140025031 DEEDQC
Recvd: 04/14/14 11:17 4 pgs
Fees:22.00 Taxes:0.00
20140414-0030945

This Instrument Prepared by:
ROBERT L. JACKSON
Jackson, Kweller, McKinney,
Hayes, Lewis & Garrett
214 Second Avenue, North, Suite 103
Nashville, Tennessee 37201

The actual consideration or value, whichever is greater for this transfer is zero dollars ($0)

R. L. Jack
AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 9th day of April, 2014.

CYNTHIA W. SHARP NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Cynthia W. Sharp
NOTARY PUBLIC
My Commission Expires: 3/2/15

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
David Lee Snyder 7511 Lakeview Drive Nashville, Tennessee 37209	Same	Map 77 Parcel 19

FOR AND IN CONSIDERATION of a Final Decree of Divorce entered in the Third Circuit Court for Davidson County, Tennessee, **Vanessa Ann Inman Snyder**, by these presents do hereby quitclaim and convey unto **David Lee Snyder,** to his heirs, successors and assigns, all my right, title and interest in and to the following described tract of land in Davidson County, Tennessee:

See Exhibit "A" attached hereto and incorporated herein for a complete legal description.

Vanessa Ann Inman Snyder makes this conveyance solely for purposes of conveying her marital interest, if any, in the property to David Lee Snyder.

BEING the same property conveyed to David Lee Snyder, by deed from Larry D. Craig, Trustee, of record in Instrument number 20120214-0013054, Register's Office for Davidson County, Tennessee.

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

THIS is unimproved property known as 8635 Cub Creek Road, Nashville, Davidson County, Tennessee.

WITNESS my hand this 8th day of April, 2014.

Vanessa Ann Inman Snyder
VANESSA ANN INMAN SNYDER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VANESSA ANN INMAN SNYDER, the within named bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of April, 2014.

Dolores V. Jenkins
NOTARY PUBLIC

DOLORES V. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 6, 2015

My Commission Expires: 7-6-15

EXHIBIT A TO QUITCLAIM DEED

Located in the Eighth Civil District of Davidson County, Tennessee, being described according to a survey by Jim Cullivan, III, Surveyor, Tennessee License No. 1791, P.O. Box 1593, Paris, Tennessee, 38242, as follows: BEGINNING at an unmarked point in the centerline of Cub Creek Road; said point is located South 71 deg. 09 min. 44 sec. West 653.56 feet from a railroad spike set at the centerline intersection of Cub Creek road and the driveway leading to the residence located on the David Lee Snyder property; said POINT OF BEGINNING is also located North 74 deg. 52 min. 10 sec. East 136.46 feet from a power pole; said point serves as the northern most northeast corner of a tract owned by the heirs of J. N. & Jewell Dozier (DB 9370, page 195) and as the northern most northwest corner of the herein described tract; said point is also the POINT OF BEGINNING of the description featured in a boundary line agreement between Dozier Heirs and David Lee Snyder which is recorded in Instrument No. 20060718-0086744, Register's Office for Davidson County, Tennessee; runs thence with the centerline of the road North 71 deg. 40 min. 18 sec. East 308.20 feet; North 70 deg. 42 min. 26 sec. East 345.38 feet to a railroad spike set at the centerline intersection of the driveway accessing the herein described tract; North 70 deg. 02 min. 59 sec. East 193.61 feet and North 67 deg. 02 min. 41 sec. East 647.38 feet; thence leaving the road South 24 deg. 23 min. 33 sec. East 25.28 feet to a steel post found on the right of way which serves as the northwest corner of Charles Lavender (DB 7860, PAGE 52); thence with lines of Lavender South 24 deg. 23 min. 33 sec. East 339.21 feet to a steel post found on the northwest side of a 30" poplar; South 24 deg. 23 min. 33 sec. 183.00 feet to a set iron pin and North 65 deg. 09 min. 00 sec. East 418.42 feet to an iron pin set at Lavenders southeast corner; said pin is at an angle point in the west line of a tract owned by Mike and Jill McCormack (Instrument No. 200206130072140); said pin serves as the northern terminus of a boundary line agreement between David Lee Snyder and Mike & Jill McCormack which is recorded in Instrument No. 20120130-0008232; thence with the two lines agreed to South 03 deg. 29 min. 07 sec. West 493.47 feet to a set iron pin and South 32 deg. 40 min. 47 sec. East 355.00 feet to an iron pin set at the southern terminus of the agreement; said pin serves as a corner common between the herein described tract, the McCormack tract and Sherry L. Edwards (DB 7760, PAGE 45); thence with Edwards and fence remains South 11 deg. 14 min. 08 sec. West 284.91 feet to an iron pin set on the southwest side of a 36" red oak; thence North 63 deg. 30 min. 35 sec. East 20.17 feet to an iron pin set on the south side of a 36" red oak; thence still with Edwards and now with fence South 53 deg. 01 min. 16 sec. East 574.15 feet; South 07 deg. 17 in. 13 sec. East 452.17 feet; South 73 deg. 01 min. 09 sec. East 528.35 feet to a 15" hickory, fence corner with iron pin witness set on the northeast side; said hickory serves as a corner common with the herein described tract, Edwards and River Hills Estates (DB 9824, pg 844); thence with River Hills and fence South 11 deg. 58 min. 41 sec West 362.33 feet to a 24" mountain oak, South 42 deg. 37 min. 25 sec. West 275.38 feet to a set iron pin, South 10 deg. 39 min. 38 sec. West 299.67 feet to a set iron pin, South 17 deg. 36 min. 51 sec. West 177.63 feet to a found "T" shaped iron pin with aluminum cap no i.d., South 51 deg. 22 min. 10 sec. West 343.23 feet to a 36" red oak, South 34 deg. 42 min. 18 sec. West 141.47 feet to a 24" White oak, South 21 deg. 11 min. 57 sec. West 281.74 feet to a set iron pin and South 78 deg. 40 min. 20 sec. West 392.15 feet to a "T" shaped iron pin found at a corner common with the herein described tract, River Hills and Jean Sexton (DB 4972, page 251); thence with Sexton North 41 deg. 51 min. 57 sec. West 23.56 feet to the north gate post and North 25 deg. 12 min. 13 sec. West 31.36 feet to an iron pin set in the fence at a corner common with the herein described tract, Sexton and the above mentioned Dozier; thence with Dozier and fence North 19 deg. 33 min. 18 sec. West 394.58 feet to an 8" maple, North 32 deg. 52 min. 11 sec. West 371.81 feet to a 20" white oak, North 58 deg. 17 min. 40 sec. West 835.57 feet to a 14" mountain oak, North 62 deg. 13 min. 56 sec. West 269.48 feet to a 6" hickory, North 44 deg. 52 min. 16 sec. West 123.28 feet to a forked mountain oak, North 24 deg. 14 min. 58 sec. West 87.27 feet to a 24" mountain oak, North 02 deg. 57 min. 51 min. East 312.29 feet to a 24" mountain oak, North 32 deg. 51 min. 18 sec. West 186.57 feet to a 36" White oak, North 17 deg. 43 min. 35 sec. West 209.85 feet to a 12 inch hickory, North 02 deg. 39 min. 50 sec. East 289.06 feet to an 8" sassafras, North 19 deg. 50 min. 51 sec. West 359.30 feet to a20"white oak, North 10 deg. 13 min. 51 sec. East 194.69 feet to a 20" hickory and North 46 deg. 08' 06" East 231.83 feet to an iron pin set on the south side of a 14" hickory snag; said pin serves as the southern terminus of the above mentioned boundary line agreement between Dozier heirs and Snyder; thence continuing with Dozier and now line a of the agreement (but no fence at time of this survey) North 64 deg. 34 min. 33 sec. East 235.14 feet to an iron pin set with steel post witness at a triple hickory, North 89 deg. 57 min. 13 sec. West 660.08 feet to a ½"pipe found with a 1 ½" pipe witness, North 00 deg. 42 min. 13 sed. West 257.40 feet to an iron pin set on the right of way of Cub Creek Road and continuing North 00 deg. 42 min. 13 sec. West 26.39 feet to the POINT OF BEGINNING, containing

151.58 acres, more or less. According to survey by Jim Cullivan, III, TN R.L.S. No. 1791, dated July 24, 2006. Bearings are magnetic per reading taken November 18, 2004.

This conveyance is made SUBJECT TO Boundary Line Agreements of record in Instrument No. 20060718-0086744 and Instrument No. 20120130-0008232, said Register's Office.

Being a portion of the same property conveyed to David Lee Snyder by deed of record in Book 7724, page 629, Register's Office for Davidson County, Tennessee.