BILL GARRETT, Davidson County
Trans:T20140032332 DEEDQC
Recvd: 05/09/14 13:27 3 pgs
Fees:17.00 Taxes:0.00
20140509-0039906

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ -0-
Sammy L Burnett, Affiant
Subscribed and sworn before me this the 9 Day of May, 2014.
Abby Witt, Deputy Register

Recording requested by: Sammy Burnett
When recorded, mail to:
Name: Sammy Burnett
Address: 904 Old Dickerson Road
City/State/Zip: Goodlettsville, TN 37072

Space above reserved for use by Recorder's Office
Document prepared by:
Name Brenda Burnett
Address 904 Old Dickerson Road
City/State/Zip Goodlettsville, TN 37072

Property Tax Parcel/Account Number: Map 60-15 Parcel 71/Account# 06015007100

Quitclaim Deed

This Quitclaim Deed is made on MAY 2014, between ~~Brian Lee Burnett~~ Kevin Thomas Burnett, Grantor, of ~~1217 Fox Hill Road~~ 5372 Huffman Road, ~~Joelton TN 37080~~ Ashland City, ~~TN 37015~~ Tennessee, State of ~~Tennessee~~, and Sammy Burnett, Grantee, of 904 Old Dickerson Road, Goodlettsville, State of TN 37072.

NEW OWNER TAX BILL

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 2533A Dickerson Pike, City of Nashville, State of Tennessee:

See Exhibit A for legal description.

Current Source of Title #7850/199

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of 2014 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: 5-8 2014

Signature of Grantor

Kevin Burnett Brian Burnett

Name of Grantor

Signature of Witness #1

Printed Name of Witness #1

Signature of Witness #2

Printed Name of Witness #2

State of Tennessee County of Davidson

On May 08, 2014, the Grantor, Kevin Burnett Brian Burnett personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Notary Signature

BRANDIE REED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public,

In and for the County of Davidson State of Tennessee

My commission expires: May 05, 2015 Seal

Send all tax statements to Grantee.

Exhibit A

KEVIN THOMAS BURNETT AND BRIAN LEE BURNETT 1409 DICKERSON ROAD NASHVILLE, TENNESSEE 37206	SAME	Map 60-15 Parcel 71

WARRANTY DEED

BOOK 7850 PAGE 199

For and in consideration of the sum of TEN DOLLARS CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS ~~XXXXXX~~ HEREBY ACKNOWLEDGED, I,

MARY JANE FULLER, A WIDOW,
HEREINAFTER CALLED THE GRANTOR,

have bargained and sold, and by these presents do transfer and convey unto the said KEVIN THOMAS BURNETT AND BRIAN LEE BURNETT

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

BEING A TRACT OF LAND LOCATED IN THE 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED ACCORDING TO THE SURVEY OF RAY G. COLE, SURVEYOR, DATED SEPTEMBER 24, 1980, AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED ON THE EASTERLY MARGIN OF DICKERSON PIKE, SAID IRON PIN BEING ALSO THE SOUTHWEST CORNER OF THE 2.34 ACRE TRACT OF LAND CONVEYED TO DAVID L. FOSTER AND WINFRED W. FOSTER BY DEED OF RECORD IN BOOK 4368, PAGE 403, REGISTER'S OFFICE FOR SAID COUNTY; THENCE, LEAVING SAID MARGIN OF DICKERSON PIKE, SOUTH 74 DEG. 13' EAST, 149.53 FEET TO A POINT; THENCE, SOUTH 64 DEG. 54' EAST, 87.50 FEET TO AN IRON PIN; THENCE, SOUTH 16 DEG. 08' WEST, 47.50 FEET TO AN IRON PIN; THENCE, NORTH 73 DEG. 52' WEST, 216.00 FEET TO AN IRON PIN; THENCE, WITH A CURVE HAVING A RADIUS OF 20 FEET, A DISTANCE OF 31.40 FEET TO AN IRON PIN LOCATED ON THE EASTERLY MARGIN OF DICKERSON PIKE; THENCE, WITH SAID MARGIN, NORTH 16 DEG. 08' EAST, 40.00 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MARY JANE FULLER BY DEED FROM THIRD NATIONAL BANK IN NASHVILLE EXECUTOR, AS OF RECORDIN BOOK 5672, PAGE 628, SAID REGISTER'S OFFICE.

A MAURIAN, 60 X 14 OFFICE TRAILER, TNAB01350U, PERMANENTLY FIXED HEREON IS INCLUDED IN THIS TRANSACTION AND CONVEYANCE.

unimproved ( )
This is improved (X) property, known as 2533A DICKERSON PIKE (House Number) (Street)
NASHVILLE, TENNESSEE 37214
(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 24TH day of MAY, 19 89.

X Mary Jane Fuller a widow

MARY JANE FULLER