BILL GARRETT, Davidson County
Trans:T20140033499 DEEDQC
Recvd: 05/14/14 12:00 3 pgs
Fees:17.00 Taxes:0.00
20140514-0041351

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R13-1689

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ryan Valdez Lindsay Valdez 3748 Bear Hollow Road Joelton, TN 37080	New Owner	030-00-0-194.00 & 029-00-0-340.00 **<u>**The purpose of this deed is to combine the above parcels.</u>**

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 16, 2016

Subscribed and sworn to before me, this the 10th day of May, 2014.

Notary Public

My Commission Expires: _____
(Affix Seal)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **RYAN VALDEZ AND LINDSAY VALDEZ, HUSBAND AND WIFE,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **RYAN VALDEZ AND LINDSAY VALDEZ, HUSBAND AND WIFE,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Tract I (3764 Bear Hollow Road):

Land in Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the centerline of Bear Hollow Road and in James Waller's east line; thence with the centerline of said Road around a curve having a radius of 424.86feet, 137.84 feet to a point, North 64 degrees 11 minutes 44 seconds East to a point and around a curve having a

radius of 199.92 feet to a point, 114.11 feet to a point, the same being the beginning point of the property herein conveyed; thence leaving the centerline of said Road, North 13 degrees 23 minutes 58 seconds East 145.27 feet to a point; thence North 28 degrees 53 minutes 16 seconds East 283.44 feet to a point; thence North 43 degrees 31 minutes 36 seconds East 76.01 feet to a point; thence North 57 degrees 24minutes 46 seconds East 73.52 feet to a point; thence North 44 degrees 15 minutes 50 seconds East 87.64 feet to a point; thence North 72 degrees 16 minutes 48 seconds East 75.42 feet to a point; thence North 47 degrees 24 minutes 26 seconds East 146.97 feet to a point; thence North 16 degrees 55 minutes 58 seconds East 151.51 feet to a point; thence North 3 degrees 50 minutes 04 seconds East 291.70 feet to an iron pin in Lonnie Baxter's south line; thence with Baxter's south line, South 87 degrees 26 minutes 16 seconds East 222.36 feet to an iron pin; thence leaving Baxter's line, South 3 degrees 50 minutes 04 seconds West 500 feet to an iron pin; thence South 29 degrees 49 minutes 11 seconds West 609.34 feet to an iron pin; thence South 3 degrees 50 minutes 01 seconds West 239.92 feet to a point in the centerline of Bear Hollow Road; thence with the centerline of Bear Hollow Road around a curve having a radius of 1271.24 feet, 169.28 feet to a point; North 67 degrees 19 minutes 58 seconds West 266.87 feet to a point, and around a curve having a radius of 199.92 feet, 55.03 feet to the beginning, containing 10 acres, more or less, according to survey of Randolph Chapdelaine, Number 1444, dated March 6, 1985.

Tract II (3748 Bear Hollow Road):

Land in Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the centerline of Bear Hollow Road, the same being the southeast corner of a 10 acre tract heretofore conveyed to Crook and the southwest corner of the tract herein conveyed; thence North 3 degrees 50 minutes 01 seconds East 239.92 feet to an iron pin; thence North 29 degrees 49 minutes 11 seconds East 609.34 feet to an iron pin; thence North 3 degrees 50 minutes 04 seconds East 300 feet to an iron pin in Lonnie Baxter's south line; thence with Baxter's south line, South 87 degrees 26 minutes 16 seconds East 222.36 feet to an iron pin; thence South 3 degrees 50 minutes 04 seconds West 1329.74 feet to a point in the centerline of Bear Hollow Road; thence with the centerline of said road, North 83 degrees 27 minutes 04 seconds West 302.83 feet and around a curve having a radius of 1271.24 feet, 188.34 feet to the beginning, containing 10.00 acres, more or less, according to survey of Randolph Chapdelaine, Number 1444, dated March 6, 1985.

Being the same property conveyed to Ryan Valdez and Lindsay Valdez, husband and wife, by Warranty Deed from Laura Moffitt and William Moffitt, wife and husband, dated November 25, 2013, of record in Instrument No. 20131203-0123129, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: 3748 Bear Hollow Road, Joelton, TN 37080
3764 Bear Hollow Road, Joelton, TN 37080

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Residential & Commercial Title Services, LLC shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

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.

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

IN WITNESS WHEREOF, this instrument has been executed this the 10th day of May, 2014.

Ryan Valdez

Lindsay Valdez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Ryan Valdez and Lindsay Valdez,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 10th day of May, 2014.

EVELYN W MANUSZEWSKI NOTARY PUBLIC CUMBERLAND COUNTY, N.C.

Notary Public
My Commission Expires: 7/3/2017

Cumberland County, North Carolina
I, Evelyn W. Manuszewski, a Notary Public for said County and State, do hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that (he, she, they) voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.
Witness my hand and official seal, this 8 day of May 2014

Ryan Valdez

Name of Principal(s) My Commission Expires: November 9, 2018
Notary Public Evelyn W Manuszewski

COURTNAY PHILLIPS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY