QUITCLAIM DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

JTG-14-FARRINGTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,323.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joseph Mark Farrington and Shannon Wolcott Farrington	**Joseph Mark Farrington and Shannon Wolcott Farrington**	
(NAME)	(NAME)	
5325 Cherry Blossom Trail	**5325 Cherry Blossom Trail**	
(ADDRESS)	(ADDRESS)	**PART OF 14514003200**
Nashville, TN 37215	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **ALAN J. MCCRACKEN AND JEAN B. MCCRACKEN, HUSBAND AND WIFE,** I/WE HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **JOSEPH MARK FARRINGTON AND SHANNON WOLCOTT FARRINGTON AS TENANTS IN COMMON, EACH WITH A 50% UNDIVIDED INTEREST** , HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

COMMENCING AT THE SW CORNER OF LOT 190 TYNE VALLEY ESTATES SEC. 10 TRAVEL THENCE N 28-28-41 E 231.86' TO THE TRUE POINT OF BEGINNING, WHICH IS THE SW CORNER OF THE PARCEL DESCRIBED HEREIN, TRAVEL THENCE N 28-28-41 E 21.55' TO A CONCRETE MONUMENT ON THE ORIGINAL CORNER COMMON TO LOTS 190, 191, AND 13 AT THE NW CORNER OF THE TRACT DESCRIBED HEREIN, THENCE ALONG THE ABANDONED LINE BETWEEN LOT 190 AND LOT 13 S 75-33-14 E 125.00' TO AN IRON PIN AT THE NE CORNER OF THE TRACT DESCRIBED HEREIN, THENCE S 2-39-27 W 82.11' TO AN IRON PIN, THENCE N 65-03-04 W 43.25' TO AN IRON PIN, THENCE N 43-59-58 W 99.05' TO AN IRON PIN, THENCE N 76-03-59 W 20.18' TO THE POINT OF BEGINNING CONTAINING 6876.2 SQ FT. OR 0.16 ACRES ACCORDING TO A SURVEY PERFORMED BY ELKINS SURVEYING COMPANY DATED FEBRUARY 28, 2014.

BEING PART OF THE SAME PROPERTY CONVEYED TO ALAN J. MCCRACKEN AND JEAN B. MCCRACKEN, HUSBAND AND WIFE BY WARRANTY DEED FROM BETTY MAURINE FREEMAN AND MALA WHITE AND CARY FREEMAN AND GALEN FREEMAN, RECORDED ON THE 26TH DAY OF DECEMBER, 2007 IN INSTRUMENT NO. 20071226-0147061, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

BILL GARRETT, Davidson County
Trans:T20140034364 DEEDQC
Recvd: 05/16/14 13:20 2 pgs
Fees:13.00 Taxes:164.00
20140516-0042327

This is
(X) unimproved
( ) improved

property known as **PART OF 1230 Jefferson Davis Court Brentwood, Tennessee 37027**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the **17th** day of **April, 2014.**

ALAN J. MCCRACKEN

JEAN B. MCCRACKEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALAN J. MCCRACKEN AND JEAN B. MCCRACKEN**, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of April, 2014.

Notary Public

My Commission Expires: 3-6-18

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212