BILL GARRETT, Davidson County
Trans:T20140044967 DEEDQC
Recvd: 06/25/14 09:47 4 pgs
Fees:22.00 Taxes:0.00
20140625-0055395

This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
ALLEN BARNES, ATTORNEY AT LAW
4636 Lebanon Pike #183
Hermitage, TN 37076
(615) 777-2111

THE PURPOSE OF THIS CONVEYANCE IS TO COMBINE THREE PARCELS INTO ONE PARCEL

ADDRESS PREVIOUS OWNER:
Phyllis J. McPeak
6193 New Hope Road
Hermitage, TN 37076

MORTGAGEE:
None

ADDRESS OF NEW OWNER:
David Ray McPeak
6193 New Hope Road
Hermitage, TN 37076

SEND TAX BILLS TO:
Same As New Owner

MAP/PARCEL
Tract One and Two:
Map: 087-00-0
Parcel: 141,145
Tract Three:
Map: 087
Parcel: 144

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **Phyllis J. McPeak**, hereinafter called the Grantor, have bargained and sold, and do hereby transfer and convey unto **David Ray McPeak**, a single person, hereinafter called the Grantee, all right, title, and interest in and to certain tracts or parcels of land, described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

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

Witness my hand this the 23rd day of June, 2014.

Phyllis J. McPeak

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phyllis J. McPeak, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 23rd day of June, 2014.

Karen L Osment
NOTARY PUBLIC

KAREN L. OSMENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9-11-17

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $-0-.

D. R. McPeak
AFFIANT

Subscribed and sworn to before me this 23rd day of June, 2014.

Karen L Osment
NOTARY PUBLIC

My Commission Expires: 9-11-17

KAREN L. OSMENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

TRACT ONE:

Beginning on the easterly margin of New Hope Road at the southwest corner of the property conveyed to George Milton Jackson and wife, of record in Book 3934, Page 145, Register's office for said county; thence with said Jackson's southern boundary line north 76 degrees, 00'east 625 feet to said Jackson's southeast corner; thence with said Jackson's eastern boundary line north 18 degrees 45' west 83 feet, north 36 degrees 45' west 41 feet and north 9 degrees 00' east 27 feet to the southeast corner of the property conveyed to Marvin Sullivan and wife, of record in book 3914, page 470, said Register's office; thence with said Sullivan's eastern boundary line north 15 degrees 30' east 40 feet, north 52 degrees 30' west 40 feet, and north 27 degrees 00' west 26 feet north 35 degrees 30' east 53 feet, north 5 degrees 15' east 23 feet north 15 degrees 30'east 93 feet to said Sullivan's northeast corner; thence north 87 degrees 20' east 131 feet to a corner post; thence south 4 degrees – -' west 304 feet; thence south 4 degrees 50' west 250 feet to a point in the center of Dry Fork Creek; thence with the center of said Creek as follows: North 53 degrees 45' west 132 feet, south 74 degrees 15' west 70 feet, south 82 degrees 45' west 151 feet, south 61 degrees 00' west 57 feet, south 85 degrees 15' west 45 feet, south 74 degrees 30' west 135 feet, south 30 degrees 00' west 63 feet, north 69 degrees 30'west 72 feet to the easterly margin of said New Hope Road; thence with the same north 3 degrees 15' east 61 feet to the beginning, containing 2.6 acres, more or less.

Being the same property conveyed to Phyllis J. McPeak by quitclaim deed from David Ray McPeak and Angela McPeak under deed number 20030829-0125613 in the Davidson County Register's Office.

This is unimproved property located on and known as 6185 North New Hope Road, Hermitage, Tennessee, 37076.

TRACT TWO:

Reserved parcel A of the George M. Jackson Subdivision, further described according to the plat of record in Plat Book 5190, page 343, of the Register's

Office for Davidson County Tennessee to which reference is here made for a more complete and accurate description thereof.

Being the same property conveyed to Phyllis J. McPeak by quitclaim deed from David Ray McPeak and Angela McPeak under deed number 20030829-0125613 of record in Davidson County Register's Office.

This is unimproved property located on and known as North New Hope Road, Hermitage, Tennessee, 37076.

TRACT THREE:

Reserved Parcel B of the George M Jackson Subdivision, further described according to the subdivision plat of record in Plat Book 5190, Page 343, of the Register's Office for Davidson County, Tennessee to which reference is here made for a more complete and accurate description thereof.

Being the same property conveyed to Phyllis J. McPeak by quitclaim deed from David Ray McPeak and Angela McPeak under deed number 20030829-0125612 in the Davidson County Register's Office.

This is unimproved property located on and known as North New Hope Road, Hermitage, Tennessee, 37076.