BILL GARRETT, Davidson County
Trans:T20140046674 DEEDQC
Recvd: 07/01/14 10:05 4 pgs
Fees:22.00 Taxes:0.00
20140701-0057537

This instrument prepared by:
STEPHEN MILLS, ESQ.
P. O. Box 281077
Nashville, TN 37228

Address New Owner(s):
Christopher Boone
1027 Hitt Lane
Goodlettsville, TN 37072

Send Tax Bills To:
Same

MAP and PARCEL NO:
25-7

EXECUTOR'S QUITCLAIM DEED

This indenture made this 19th day of May, 2014, between Alisa Boone, Executrix for the Estate of Patrick D. Boone, Davidson County Circuit Court Number 13P659, (hereinafter referred to as Grantor), and Christopher Boone(hereinafter referred to as Grantee).

Witnesseth that the said Grantor, the parties and in consideration of the sum of Ten Dollars (10.00) cash in hand paid by the Grantee and in accordance with the will of Patrick D. Boone, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUITCLAIMED, and do hereby bargain, sell, remise, release and QUITCLAIM unto Christopher Boone his heirs and assigns, the Estate's interest in the following described property, to wit;

Land in the 10th Civil District of Davidson County, Tennessee, being described as Tract 1 on the survey of the Malone property dated March 15, 1999 by Burns Consulting, Tennessee license number 1053, more particularly described as follows to wit;
Tract 1: Beginning at a fence post corner, in the western margin of Hitt Lane, the most north-northeast corner of the Debra L. Cloud Property as shown in Deed Book 9359, Page 533, Register's Office for Davidson County, Tennessee, the most east-northeast corner of this tract; thence along the line with Cloud, North 89 deg. 11'38" West 243.39 feet to an iron pin; thence continuing along the line with Cloud, South 55 deg. 45'33" West, 142.20 feet to an old iron pin; thence continuing along the line with Cloud, South 17 Deg. 34'44" East, 48.16 feet to an old iron pin; thence continuing along the line with Cloud, South 28 deg. 47'21" East, 95.74 feet to an old iron pin; thence continuing along the line with Cloud, South 52 deg. 18'29" East, 162.36 feet to an old iron pin; thence along a new line, South 33 deg. 42'05" West 662.13 feet to a new iron pin; thence continuing along a new line, South 87 deg. 22'35" West, 75.00 feet to a new iron pin, the southeast corner of Tract 2; thence along the line with Tract 2, North 02deg. 37'25" West 468.69 feet to a new iron pin; thence continuing along the line with Tract 2, North 58 deg. 29'45" East, 43.20 feet to a new iron pin, the southeast corner of Tract 2; North 31 deg. 28'11" East 288.45 feet to a new iron pin; thence continuing along the line

with Tract 2, North 27 deg. 49'58" East, 162.09 feet to a new iron pin; thence continuing along the line with Tract 2, North 54 deg. 05'44" East 22.63 feet to a new iron pin; thence continuing along the line with Tract 2, North 79deg. 03'50" East 91.20 feet to a new iron pin; thence continuing along the line with Tract 2, North 77 deg. 27'50" East, 187.84 to a new iron pin, in the western margin of Hitt Lane; thence along the Western margin of Hitt Lane, South 41 deg. 34'55" East, 122.36 feet to the beginning, containing 5.0333 acres more or less.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO PATRICK D. BOONE BY DEED DATED 4-1-1999 FROM NANNIE P. MALONE OF RECORD IN INSTRUMENT NO. 0570947 BOOK NUMBER 11420, PAGE NUMBER 710 SAID REGISTERS OFFICE FOR DAVIDSON CO. TENNESSEE.

This is improved property known as 1027 Hitt Lane, Goodlettsville, TN 37072

The above described property is conveyed with the following 30' wide perpetual utility and ingress/egress easement through Tracts 5, 4, and 3, being described as follows, to wit:

Beginning at a point, being South 14 deg. 14'50" East, 6.89 feet from the most east-southeast corner of the James Warner property as shown in Deed Book 10727, Page 703, Register's Office for Davidson County Tennessee, in the eastern line of Tract 5, in the western margin of Hitt Lane, the most north-northeast corner of this easement, thence along the western margin of Hitt Lane, South 14 deg. 14'50" East, 30.04 feet to a point; thence along a new line, South 78 deg. 36'30" West, 191.44 feet to a point; thence continuing along a new line, South 69deg. 45'22"West, 132.23 feet to a point; South 50 deg. 13'31" West, 72.00 feet to a point; thence continuing along a new line, South 23 deg. 57'26" West, 213.51 feet to a point; thence continuing along a new line, South 31 deg. 02'53" West, 163.41 feet to a point; thence continuing along a new line, South 03 deg. 07'27" Est, 45.37 feet to a point; thence continuing along a new line, South 21 deg. 02'48" East, 161.88 feet to a point; thence continuing a long a new line, South 02 deg. 37'25" East, 94.93 feet to a point; thence continuing along a new line, North 21 deg. 02'48" West, 256.68 feet to a point; thence continuing along a new line, North 03 deg. 07'27" West, 59.32 feet to a point; thence continuing along a new line, North 31 deg. 02'53" East, 170.77 feet to a point; thence continuing along a new line, North 23 deg. 57'26" East, 111.36 feet to a point; thence continuing along a new line, North 27 deg. 45'27" East, 124.24 feet to a point; thence continuing along a new line, North 50 deg. 13'31" East, 65.56 feet to a point; thence continuing along a new line, North 69 deg. 45'22" East,

139.72 feet to point; thence continuing along a new line, North 78 deg. 36'30" East, 192.27 feet to the beginning, containing 0.713 acres, more or less, as surveyed by Burns Consulting under Tennessee License No. 1053, date 3-15-99.

In witness whereof, I have set my name this the 14th day of May, 2014.

Alisa Boone
ALISA BOONE, Executrix, GRANTOR

CHRISTOPHER BOONE, GRANTEE

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, Alisa Boone, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that he executed the instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this 14th day of May, 2014.

J. STEPHEN ... TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: 6-21-16

THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR SURVEY AND THE PREPARER HEREOF MAKES NO REPRESENTATION OF THE TITLE OR ACCURACY OF DESCRIPTION. NO LEGAL ADVICE OR TAX ADVICE IS BEING GIVEN TO THE PARTIES HERETO. THIS DEED CONTAINS NO WARRANTIES OF TITLE, EITHER EXPRESSED OR IMPLIED. THIS DEED SHALL ONLY CONVEY THE INTEREST OWNED BY THE GRANTORS BUT NOT FURTHER AND SHALL BE SUBJECT TO ANY AND ALL CLAIMS, OBLIGATIONS, AND IMPEDIMENTS OF TITLE THAT MAY EXIST. WE DO HEREBY DISCLAIM ANY KNOWLEDGE OR LIABILITY FOR CLAIMS THAT MAY BE HAD BY PERSON OR ENTITIES OTHER THAN THE GRANTORS HEREIN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is 0

AFFIANT

Subscribed and sworn to before me this 30th day of June, 2014.

NOTARY PUBLIC

My Commission Expires: 5/5/

LINDA K. KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 5, 2015