BILL GARRETT, Davidson County
Trans:T20140059803 DEEDQC
Recvd: 08/14/14 12:12 5 pgs
Fees:27.00 Taxes:0.00
20140814-0073514

This instrument prepared by:
Claiborne K. McLemore III
1211 Sixteenth Avenue, S.
Nashville, Tennessee 37212

Name and Address of New Owner:	Send Tax Bills to:	Property Identification
Raymond L. Danner, Jr., Trustee P. O. Box 718 Gallatin, Tennessee 37066	-same-	Map 145-04-0 Parcel 038

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JUDITH BOYER DANNER, an unmarried person (the "Grantor") has this day bargained and sold, and does hereby convey, quitclaim and transfer to RAYMOND L. DANNER, JR., TRUSTEE of the Judith B. Danner Revocable Living Trust dated April 7, 2014, as now in force and as same may be hereafter amended (the "Grantee"), his successors and assigns forever, certain property situated in Davidson County, Tennessee, described more fully as follows:

All that real estate described on the attached Exhibit A, the terms and conditions of which are hereby incorporated herein in their entirety

THIS IS improved property known generally as 1045 Overton Lea Road, Nashville, Tennessee 37220.

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

IN WITNESS WHEREOF, the undersigned Grantor has made this instrument, the 24th day of July, 2014.

Judith Boyer Danner
JUDITH BOYER DANNER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 24th day of July, 2014, before me personally appeared Judith Boyer Danner, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal at office in Nashville, Tennessee, this the same day and date first written above.

CLAIBORNE K. MCLEMORE III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires:

May 3, 2016

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Affiant

Sworn to and subscribed before me, this the 24th day of July, 2014.

CLAIBORNE K. MCLEMORE III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires:

May 3, 2016

EXHIBIT A

LAND lying in the City of Oak Hill, Davidson County, Tennessee as shown on property tax map 145-04, parcel 38.00, being Lot 8 on the unrecorded plat of Lealand Manor, third addition and being more particularly described as follows:

Beginning at an iron pin found on the north right of way of Ridgeway Drive at the southwest property corner of Lot 9, the Russell E. Baugh property as recorded in Deed Book 4855, page 17, said pin being north 57° 24'45" West, 170.08 feet from a concrete monument found at the right of way intersection of Ridgeview Drive and Lakeview Drive and also being the southeast corner of the herein described property.

Thence: with the northern right of way of Ridgeway Drive, North 57° 24'45" West, 58.35 feet to an iron pin set.

Thence: along the arc of a curve to the right 145.05 feet, said curve having a radius of 875.00 feet, a central angle of 09° 29'53", and a chord bearing and distance of North 52° 39' 48" West, 144.88 feet to an iron pin set at the southeast property corner of Lot 7, the Allaire U. Karzon property, as recorded in Instrument No. 20021025-0131178.

Thence: leaving the right of way of Ridgeview Drive and with the east line of Lot 7, North 36° 56' 04" to an iron pin set on the southern right of way of Overton Lea Road.

Thence: leaving the line of Lot 7 and with the southern right of way of Overton Lea Road along the arc of a curve to the left 200.00 feet, said curve having a radius of 360.00 feet, a central angle of 31° 49' 52", and a chord bearing and distance of South 54° 10' 37" East, 197.44 feet to an iron pin set at the northwest property corner of Lot 9.

Thence: leaving the southern right of way of Overton Lea Road and with the west line of Lot 9, South 36° 00'00" West, 347.29 feet to the Point of Beginning and containing 1.57 acres, more or less, according to a survey by Smith Land Surveying, Jason Smith RLS 1961, dated August 08, 2008.

BEING the same property conveyed to Judith Boyer Danner, by deed of record as Instrument No. 20080915-0094328, Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT:

All the below described real estate previously conveyed by the Grantor by deed of record as Instrument No. 20110211-0012139, Register's Office for Davidson County, Tennessee, to wit:

Land lying in the City of Oak Hill, Davidson County, Tennessee, being the westerly portion of Lot 8, Plan of Lealand Manor, third addition, not of record, as shown on property tax map 145-04, parcel 38.00 and being more particularly described as follows:

Beginning at an iron pin set on the southerly right of way of Overton Lea Road, said pin being the northeast corner of Lot 7, the Allaire U. Karzon property, as recorded as Instrument No. 20021025-0131178, and the northwest corner of the herein described property.

Thence: leaving the southerly right of way of Overton Lea Road, and with a line severing Lot 8, South 33° 11' 03" West, 183.45 feet to the corner of a chain link fence.

Thence: with a chain link fence, South 35° 04' 47" West, 53.73 feet.

Thence: South 44° 03' 01" West, 110.91 feet to an iron pin set on the northerly right of way of Ridgeview Drive at the southwest corner of Lot 8, the Raymond & Lisa DuBois property, as recorded as Instrument No. 20020805-0093985, near the corner of a chain link fence.

Thence: leaving the northerly right of way of Ridgeview Drive and with the common line of Lots 7 and 8, North 36° 56' 04" East, 346.82 feet to the Point of Beginning and containing 0.06 acres (2545 square feet) according to a survey by Smith Land Surveying, Jason F. Smith, RLS No. 1961, Dated: August 27, 2008.

Being a part of the property conveyed to Judith Boyer Danner, by deed of record as Instrument No. 20080915-0094328, Register's Office for Davidson County, Tennessee.

THIS property is subject to all the following:

1. current year's property taxes,

2. all matters affecting it as may appear of record.

THE PROPERTY conveyed hereby is one and the same property as is described as Lot 8 on the plat entitled "Final Plat of Lot 7 & 8 Plan of Lealand Manor Third Addition" recorded as Instrument No. 20100715-0055635, Register's Office for Davidson County, Tennessee.