(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

Prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20140060245 DEEDQC
Recvd: 08/15/14 12:36 4 pgs
Fees:22.00 Taxes:0.00
20140815-0074039

QUITCLAIM DEED

ADDRESS NEW OWNER:
Sandra C. Waltman
6266 & 6268 Pettus Road
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

MAP & PARCEL NO:
Map
Parcel 181-00-0-230.00 &
069.00

For and in consideration of the sum of $10.00 cash in hand paid, George S. Waltman hereinafter called the GRANTOR, Pursuant to Divorce Case No. FD-2013-4508, Oklahome County, Oklahoma, does hereby quitclaim and convey unto Sandra C. Waltman, all his rights title and interest in and to a certain tract or parcel of land being more particularly described as follows:

Tract No. 2

Being a tract of land in the Fifth Civil District of Davidson County, Tennessee, said tract being part of the property conveyed to J.C. Peach and wife, Alma Peach, by deed of record in Book 3505, page 316, R.O.D,C., and being more particularly described as follows:
BEGINNING at a point in the southeasterly right-of-way line of Pettus Road, said point being the southwesterly corner of Tract No, 1, and being the northwesterly corner of this tract,
THENCE, leaving said right-of-way line with the southerly line of Tract No. 1 S 39° 55' 54" E, 100.00 feet to an iron rod,
THENCE, continuing S 73° 38' 23" E, 320.00 feet to an iron rod,
THENCE, with the westerly line of Tract No. 1 S 5° 24' 13" B. 515.00 feet to an iron rod,
THENCE, with the southerly line of Tract No. 1 N 88° 48' 43" E, 118.18 feet to an iron rod,
THENCE, leaving said southerly line with the westerly line of Engles (db 4634, pg 270) S 12° 12' 00" W, 172.25 to an iron rod,
THENCE, continuing S 3° 23' I5" W, 523.92 feet to a locust post,
THENCE, S 3° 57' 15" W, 335.00 feet to an iron pin,
THENCE, leaving said westerly line with the northerly lines of Engles (db 3224, pg 16) and Evans (db 4953, pg 575) N 85° 15' 45" W, 56.66 feet to an iron rod,
THENCE, leaving said northerly line with a new line N 5° 03' 05" W, 1513.86 feet to an iron rod,
THENCE, continuing N 73° 3823" W, 225,00 feet to an iron rod, THENCE, N 38° 55' 54" W, 115.00 feet to an iron rod, said rod being located in the southeasterly right-of-way line of Pettus Road,
THENCE, with the southeasterly right-of-way line of Pettus Road and a curve to the left 50.00 - feet said curve having a central angle of 6° 53' 26", a radius of 415.75 feet and a chord of N 39° 43' 57" E, 49.97 feet to an iron rod and the point of beginning. Containing 218,228 square feet or 5.01 acres, the same more or less.
*The above described tract retains two (2) permanent easements from Tract No. 1 for the purpose of a subsurface sewage disposal system (SSDS) as described in Exhibit "A" attached.

Septic Easement #1
BEGINNING at a point in the northerly line of Tract No. 2, said point being located S 88° 48' 43" W, 60.00 from the southeasterly corner of Tract No. I, and being the southwesterly corner of the herein described easement, THENCE, leaving said northerly line N 20° 42' 10" E, 196.05 feet to a point, THENCE, N 43° 45' 17" W, 52.69 feet to a point, THENCE, 1° 38' 00" W, 52.97 feet to a point. THENCE, 27° 35' 00" E, 101.52 feet to a point, THENCE, 82° 22' 50" E, 62.47 feet to a point, THENCE, with the easterly line of Tract No. 1 S 12°9' 12' 00" W, 200.00 feet to a point, THENCE, leaving said line N 77° 48' 00" W, 20.00 feet to a point, THENCE, S 20° 42' 10" W, 193.71 feet to a point, THENCE, with the northerly line of Tract No. 2 S 88dg 48' 43" W, 10.00 feet to the point of beginning. Containing 0.347 acre, more or less.

Septic Easement #2
BEGINNING at a point in the northerly line of Tract No. 2, said point being located S 39° 55' 54" E, 100.00 feet, thence, S 73° 38' 23" E, 150.00 from the southwesterly corner of Tract NO. 1, and being the southwesterly corner of the herein described easement,
THENCE, leaving said northerly line N 8° 46' 30" E, 97.58 feet to a point,
THENCE, N 28° 38' 00" E, 99.44 feet to a point,
THENCE, with the northerly line of Tract NO. 1 S 76° 17' 40" E, 58.00 feet to a point,
THENCE, leaving said line S 5° 26' 30" W, 164.00 feet to a point,
THENCE, 83° 33' 30" W, 91.26 feet to a point,
THEN CE S 8° 46' 30" W, 20.00 feet to a point,
THENCE, with the northerly line of Tract No. 2 N 73° 38' 23" W, 10.00 feet to the point of beginning. Containing 0.342 acre, more or less.

Tract 3
Being a tract of land in the Fifth Civil District of Davidson County, Tennessee, said tract being part of the property conveyed to J. C. Peach and wife, Alma Peach, by deed of record in book 3503, page 316, R.O.D.C., and being more particularly described as follows:
BEGINNING at a point in the southeasterly right of way line of Pettus Road, said point being the southwesterly corner of Tract No. 2 and being the northwesterly corner of this tract,
THENCE, leaving said right of way line with the southerly line of Tract No. 2 S 39° 55' 54" E, 115.00 feet to an iron rod,
THENCE, continuing S 73° 38' 23" E, 225.00 feet to an iron rod,
THENCE with the westerly line of Tract No. 2 5 5° 03' 05" E, 1513.86 feet to an iron rod,
THENCE, leaving said westerly line with the northerly lines of Evans (db 4953, pg 575) and Butner (db 6345, pg 569) N 85° 15' 45" W, 223.03 feet to an iron rod,
THENCE, continuing N 16° 21' 37" E, 200.00 feet to an iron rod,
THENCE, N 73° 38' 23" W, 100.00 feet to an iron rod,
THENCE, N 39° 55' 54" W, 130.31 feet to an iron rod, said rod being located in the southeasterly right of way line of Pettus Road,
THENCE, with the southeasterly right of way line of Pettus Road and a curve to the left 50.00 feet, said curve having a central angle of 6° 53' 26", a radius of 415.75 feet, and a chord of N 46° 37' 23" E, 49.97 feet to an iron rod and the point of beginning. Containing 336,589 square feet of 7.727 acres, the same more or less.
Being the same property conveyed to George S. Waltman and wife, Sandra C. Waltman by deed from J. C. Peach and wife, Alma Peach of record in Book 10612, page 971, Register's Office for Davidson County, Tennessee, dated September 11, 1997 and recorded on September 18, 1997.

Being also known as 6266 Pettus Road Antioch, TN 37013. (Map/Parcel 181-00-0-230.00)
Being the same property conveyed to George S. Waltman and wife, Sandra C. Waltman by deed from J. C. Peach and wife, Alma Peach of record in Book 10612, page 977, Register's Office for Davidson County, Tennessee, dated September 11, 1997 and recorded on September 18, 1997.

Being also known as 6268 Pettus Road Antioch, TN 37013. (Map/Parcel 181-00-0-069.00)

This is improved property known as **6266 & 6268 Pettus Road, Antioch, TN 37013.**

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

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.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her/our hand(s) this 07 day of July, 2014.

GRANTOR:

George S. Waltman

STATE OF Oklahoma
COUNTY OF Oklahoma

Personally appeared before me, the undersigned, a Notary Public of said county and state, **George S. Waltman** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 07 day of July, 2014.

NOTARY PUBLIC

My Commission Expires:

08-27-2014

Notary Public
State of Oklahoma
JAMIE THOMPSON
OKLAHOMA COUNTY
COMMISSION #13007863
Comm. Exp. 08-27-2017

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 4th day of August, 2014.

NOTARY PUBLIC

My Commission Expires:

ALICIA R. HAMILTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2017