PREPARED BY:
ATT: KEN BALDWIN
226 STERLING RD.
HENDERSONVILLE, TN

BILL GARRETT, Davidson County
Trans:T20140081903 DEEDQC
Recvd: 10/30/14 13:31 2 pgs
Fees:12.00 Taxes:0.00
20141030-0100218

QUITCLAIM DEED

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Ken Baldwin 2345 Neelys Bend Madison TN 37115	(Same)	Map 074 04-0 Parcel 027.00 FBN 04D-31690

FOR AND IN CONSIDERATION of Ten (10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Jane H. Ralls**, unmarried, do hereby quitclaim and convey unto the said **Kenneth Baldwin**, his successors and assigns, all my right title and interest in and to the following described tract of land:

A certain tract of land or parcel of land in Davidson County, State of Tennessee, described as follows:

Beginning at a point in the northwest corner of Lot No. 1052, as appears on the recorded plan of Hermitage Hill, Section 10; thence leaving said point of beginning and with the rear of Lots 1052 through 1066 the following: S 30 deg. 07' W 838.41 feet to a point; thence S 6 deg. 10' E 106.06 feet to a point; thence S 47 deg. 11' W 85.87 feet to a point; thence S 36 deg. 22' W 85.21 feet to a point; thence S 26 deg. 0' W 90.55 feet to a point; thence S 26 deg. 55' W 81.77 feet to a point; thence S 38 deg. 55' W 72.25 feet to a point; thence leaving said lots with the northeast line of the Hermitage Pumping Company, N 53 deg. 36' W 158 feet more or less, to the flowage easement of Chatham Reservoir (Cumberland River); thence 484 feet, more or less, to the center of a large drain; thence leaving said easement and with the meanders of the centerline of said drain, 2060 feet, more or less to a point; thence leaving said drains S 84 deg. 00' E 50 feet, more or less, to the point, thence S 15 deg. 03' E 231 feet, more or less to the point of beginning and containing 10.1 acres, more or less.

Being the same property conveyed to ~~Ken Baldwin~~ JANE RALLS by deed from ~~Jane H. Ralls~~ KEN'S ALONE dated : 10/7/2013, of record in Instrument No. 20131007-015170 Register's Office for Davidson County, Tennessee.

This is unimproved property know as 10.01 acres, more or less, Hermitage Hills Subdivision, off Jacksonian Dr., Hermitage, Tennessee 37076.

Witness my hand this 28th day of October, 2014.

PICK-UP
T.A.I.

Jane H. Ralls by Kenneth Baldwin POA
JANE H. RALLS
KENNETH BALDWIN, POA

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Okaloosa

Personally appeared before me, a Notary Public in and for said County and State, the within named Grantors, KENNETH BALDWIN with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Okaloosa County, ~~Tennessee~~ Florida, this 28th day of October, 2014.

LYDIA MCGRIFF
MY COMMISSION # FF 050018
EXPIRES: October 16, 2017
Bonded Thru Notary Public Underwriters

My commission expires: 10-16-17 NOTARY PUBLIC

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STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Okaloosa

The actual consideration or value whichever is greater, for the transfer is $ -0-

Kenneth Baldwin POA
Affiant

Subscribed and sworn to before me,
this the 28th day of October 2014
My commission expires:
(Affix Seal) Notary Public

LYDIA MCGRIFF
MY COMMISSION # FF 050018
EXPIRES: October 16, 2017
Bonded Thru Notary Public Underwriters

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