BILL GARRETT, Davidson County
Trans:T20140082629 DEEDQC
Recvd: 11/03/14 10:35 3 pgs
Fees:17.00 Taxes:0.00
20141103-0101120

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
)

The actual consideration for this transfer is NONE.

Affiant

Subscribed and sworn to before me on this 31st day of October, 2014.

Notary Public

My Commission Expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

This Instrument Was Prepared By:

Kevin D. Montgomery
Hardeman & Montgomery
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Marcie & Derek Van Mol	Same	Part of
413 Lynwood Blvd		11615004100
Nashville, TN 37205		

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, Marcie Van Mol and Derek Van Mol, wife and husband, do hereby convey, remise, release and quitclaim unto Marcie Van Mol and Derek Van Mol, wife and husband, their heirs and assigns, the following described real property in Davidson County, Tennessee:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

Being a portion of the same property conveyed to Marcie Van Mol and Derek Van Mol, wife and husband by Deed from Roger D. Cone and wife, Midge Cone, of record in Instrument No. 20131113-0117136, said Register's Office.

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

This conveyance is made for the express purpose of creating a separate and distinct legal description for the said south part of Lot 51 and re-establishing the original lot line between Lots 51 and 48 and having distinct map and parcel numbers assigned to the south parts of Lots 51 and 48 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract of record in Plat Book 421, page 102, RODC.

WITNESS hands this 27th day of October, 2014.

Marcie Van Mol

Marcie Van Mol

Derek Van Mol

Derek Van Mol

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 Marcie Van Mol and Derek Van Mol, the bargainors, 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 seal this 27th day of October, 2014.

NOTARY PUBLIC

My Commission Expires: _____

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT A

Property Description – Portion of the Van Mol Property

Land lying in Davidson County, Tennessee and being part of the south part of Lot 51 on the map of the Royal Oaks Land Company's Subdivision of the Baker Tract of record in Plat Book 421, Page 102, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron pipe in the east right of way of Royal Oaks Drive, said point being Matthew C. Lonergon's northwest corner, as of record in Deed Book 8833, Page 374, R.O.D.C. TN., said point also being the southwest corner of the herein described tract, thence with said right of way North 03°15'02" West 40.00 feet to a point; thence continuing with said right of way and with a curve to the right, said curve having a radius of 59.76 feet, an arc length of 19.82 feet and a chord bearing and distance of North 06°14'58" East 19.73 feet to a point; thence with a curve to the left, said curve having a radius of 30.00 feet, an arc length of 27.32 feet and a chord bearing and distance of North 10°20'19" West 26.39 feet to a point; thence North 03°15'02" West 7.05 feet to an iron pin at James Perry Fields' southwest corner, as of record in Deed Book 5335, Page 467, R.O.D.C., TN., said point also being the northwest corner of the herein described tract; thence leaving said right of way and with Fields' south line, passing an iron pin at 11.07 feet, North 86°29'57" East in all a total distance of 229.23 feet to a point in the original property line between Lot 48 and Lot 51, said point also being the northeast corner of the herein descibed tract; thence with said original property line South 03°06'05" East 95.87 feet to an iron pin, said point being Matthew Lonergon's northeast corner and the northwest corner of Clara Womack, as of record in Instrument No. 20071005-0119355, R.O.D.C., TN., said point also being the southeast corner of the herein described tract; thence with Lonergon's north line South 87°18'44" West, passing an iron pin at 217.99 feet, in all a total distance of 228.99 feet to the point of beginning and containing 0.49 acres, more or less.