This Instrument Was Prepared By:
CMoonLaw
230 Franklin Road, Ste. 12i
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ [redacted], Affiant
Subscribed and sworn before me this the
12 Day of November, 2014.
[redacted], Deputy Register

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transaction is $0.00.

_____
Affiant

Subscribed and sworn to before me, on this ____ day of _____, 2014.

_____
Notary Public
My commission expires: _____

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO	PART OF MAP/PARCEL
Samuel D. McGee Christy N. McGee 8990 Old Harding Pike Franklin, TN 37064	Samuel D. McGee Christy N. McGee 8990 Old Harding Pike Franklin, TN 37064	Map 177 Parcel 04200

QUITCLAIM DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ANNE K. MCGEE TYOAN and DONNA HAMMONDS HAYES (formerly Donna Judith Hammonds) hereinafter called the Grantors, hereby quitclaim and convey unto SAMUEL DEWITT MCGEE and wife CHRISTY NICOLE MCGEE, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION.

Being a portion of the same property conveyed to Anne K. McGee Tyoan and Donna Judith Hammonds, from John David Dillon, Anne Elisabeth Dillon, Laura Jocelyn Dillon, and Samuel Dewitt McGee, by deed of record as Instrument # 20080829-0088920, Register's Office for Davidson County, Tennessee, and by deed of record at Book 4766, page 398, Register's Office for Williamson County, Tennessee.

The legal description stated above has been provided by the parties. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantors make no warranties about the title. Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

BILL GARRETT, Davidson County
Trans:T20140085355 DEEDQC
Recvd: 11/12/14 14:13 3 pgs
Fees:17.00 Taxes:0.00
20141112-0104417

WITNESS our hands as dated below.

Dated: Oct. 18, 2014

Anne K. McGee Tyoan
ANNE K. MCGEE TYOAN, Grantor

Dated: Nov. 3, 2014

Donna Hammonds Hayes
DONNA HAMMONDS HAYES, Grantor

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, the within named Anne K. McGee Tyoan, to me known (or proved to me on the basis of satisfactory evidence), to be the person described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal this 18 day of October, 2014, in Murfreesboro, Tennessee.

Dillan Spaulding
Notary Public

My Commission Expires: 02 July 2017

DILLAN SPAULDING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF davidson)

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, the within named Donna Hammonds Hayes, to me known (or proved to me on the basis of satisfactory evidence), to be the person described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal this 3rd day of November, 2014 in Nashville, Tennessee.

Notary Public

My Commission Expires: 5-8-2018

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

ANNE K. McGEE TYOAN AND
DONNA JUDDITH HAMMONDS TO
SAMUEL DEWITT McGEE
15.82 ACRES OFF OLD HARDING ROAD

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 177, ASSESSOR'S OFFICE AND LYING WITHIN THE 35th COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY TENNESSEE. BOUNDED IN GENERAL BY JOHN P. CHAFFIN ON THE WEST; CHARLIE B. MITCHELL, JR. ON THE NORTH SAMUEL DEWITT McGEE ON THE EAST; TYOAN/HAMMOND REMAINDER ON THE SOUTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTER OF OLD HARDING ROAD, THE SOUTH WEST CORNER OF SAMUEL D. McGEE (REF. INSTRUMENT #20080829 PAGE 88919 R.O.D.C., PROPERTY MAP 177 PARCEL 43); THENCE WITH McGEE'S WEST LINE N28°42'02"W PASSING A WITNESS IRON PIN AT 26.64' IN ALL 723.38' TO AN EXISTING WITNESS IRON PIN ON THE SOUTH SIDE OF THE SOUTH HARPETH RIVER AND BEING THE TRUE POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED TRACT:

FROM THE TRUE POINT OF BEGINNING AND WITH A NEW LINE SEVERING THE TYOAN/HAMMOND PROPERTY N73°10'37"W CROSSING THE SOUTH HARPETH RIVER AT 87.24' IN ALL 1147.24' TO A RED PAINTED STONE, THE SOUTH EAST CORNER OF JOHN P. CHAFFIN (REF. DEED BOOK 9454 PAGE 63 R.O.D.C.); THENCEWITH CHAFFIN'S EAST LINE N07°28'00"E 908.68' TO AN EXISTING IRON PIN, INSIGNIA "GIBBS" IN THE SOUTH LINE OF CHARLIE B. MITCHELL, JR. (REF. INSTRUMENT #20050207 PAGE 13834 R.O.D.C.); THENCE WITH MITCHELL'S SOUTH LINE S81°23'40"E 81.85' TO AN EXISTING IRON PIN, INSIGNIA "CHAPDELAINE", THE SOUTH WESTERLY CORNER OF THE AFOREMENTIONED SAMUEL DEWITT McGEE; THENCE WITH McGEE'S WEST LINE RUNNING DOWN A HOLLOW TO EXISTING IRON PINS, INSIGNIA "CHAPDELAINE" FOR THE FOLLOWING 9 CALLS:
S71°07'33"E 210.08'; S40°17'12"E 65.56'; S18°12'37"E 65.28'; S23°54'34"E 82.66'; S30°24'44"E 105.01'; S47°14'28"E 56.17'; S38°33'38"E 151.45'; S39°22'32"E 227.68'; S35°08'14"E 268.95'; S35°34'16"E 150.24' TO AN IRON PIN ON THE NORTH SIDE OF SOUTH HARPETH RIVER; THENCE CROSSING SOUTH HARPETH RIVER S05°57'19"E 183.40' TO A POINT; THENCE S28°42'02"E 20.00' TO THE TRUE POINT OF BEGINNING, CONTAINING 15.82 ACRES AND BEING A PORTION OF THE ANNE K. McGEE TYOAN AND DONNA JUDDITH HAMMONDS PROPERTY AS RECORDED IN DEED BOOK 4766 PAGE 398 WILLIAMSON COUNTY, TENNESSEE ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S.#1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 AND DATED MARCH 30, 2014.

THE ABOVE TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS OF RECORD AND TO THE FINDINGS OF A TITLE REPORT.

