BILL GARRETT, Davidson County
Trans:T20140086089 DEEDQC
Recvd: 11/14/14 14:02 2 pgs
Fees:12.00 Taxes:0.00
20141114-0105394

The Instrument Prepared by:
Bankers Title & Escrow Dickson, LLC
214 East College Street, Suite B
Dickson, Tennessee 37055
BT1835

QUITCLAIM DEED

ADDRESS NEW OWNER
Mr. Bruce Peery, III
407 31st Ave. S.
Nashville, TN 37212

SEND TAX BILLS TO:
New Owner

MAP PARCEL
Map 091 070
Parcel 147.00

For and in consideration of One and no/100 Dollar ($1.00), the undersigned Conveyance Properties, a Tennessee general partnership composed of Jason Epley and Bruce Peery, hereinafter the GRANTOR, does hereby quitclaim and convey unto Bruce Peery, IIII, as his sole and separate property, all of his right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

PARCEL ONE

Lying and being in Davidson County, Tennessee, and being Lot No. 8 on Revised Plan of Section One, Morrow Meadows, of record in Book 2083, Page 105, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 8 fronts 50 feet on the Westerly side of Morrow Road and runs back between parallel lines 130.9 feet on the Northerly line and 127.8 feet on the Southerly line, to a dead line measuring 50.1 feet thereon.

Being the same property conveyed to Bruce Peery, by deed from Harold Eugene Rodgers, unmarried, dated April 1, 2011, and of record in Instrument Number 20110404-0025702, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Conveyance Properties, a Tennessee general partnership composed of Bruce Peery and Jason Epley, by Quitclaim Deed from May 10, 2011, and of record in Instrument Number 20110512-0036634, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right-of-way of Morrow Road.

This conveyance is subject to all matters shown on a plat of record in Plat Book 2083, Page 105, in the Register's Office of Davidson County, Tennessee.

PARCEL TWO

Lying and being in Davidson County, Tennessee, and being Lot No. 3 of Block 5 on the plan of Cherokee Park Subdivision, of record in Book 161, Page 75, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 3 fronts 50 feet on the Northerly side of Morrow Road and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Bruce Peery, by deed from The 6210 Morrow Road Trust, L & O Farms, LLC, as Trustee, dated January 5, 2011, and of record in Instrument Number 20110111-0002947, in the Register's Office Davidson County, Tennessee. Also being the same property conveyed to Conveyance Properties, a Tennessee general partnership, by Quitclaim Deed from Bruce Peery, dated September 18, 2012, and of record in Instrument Number 20120927-0088207, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right-of-way of Morrow Road and an alley.

This property is subject to all matters shown on a plat of record in Book 161, Page 75, in the Register's Office of Davidson County, Tennessee.

This property is subject to any existing rents and/or leases.

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 their hands this 12th day of November, 2014.

Conveyance Properties,
a Tennessee general partnership

By: _____
Jason Epley, Partner

By: _____
Bruce Peery, Partner

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, a Notary Public of said County and State, Bruce Peery and Jason Epley, Partners of Conveyance Properties, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 12th day of November, 2014.

_____
NOTARY PUBLIC

CISSY J. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 11-21-2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration for this transfer is $ -0-

_____
Affiant

Subscribed and sworn to before me, this the 12th day of November, 2014.

_____
NOTARY PUBLIC

CISSY J. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 11-21-2017

My Commission Expires: _____