THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
P. O. Box 527
140 North Main Street
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20140087556 DEEDQC
Recvd: 11/20/14 13:55 3 pgs
Fees:17.00 Taxes:0.00
20141120-0107082

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Donald Pyland, et ux 528 Windsor Green Blvd. Goodlettsville, TN 37072	Same	Map 88-0 Par 4 8D-34300

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **DONALD W. PYLAND**, by these presents does hereby quitclaim and convey unto **DONALD PYLAND and wife, DOROTHY PYLAND**, as tenants by the entirety, their successors and assigns, the following described tract of land in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being a part of the E.G. Garland property of record in Book 577, Page 556, Register's Office for Davidson County Tennessee, and being more particularly described as follows:

BEGINNING at a 24 inch Beech tree, the northwest corner of said Garland property, running thence South 23 deg. 30 min. East with the West boundary of said Garland property 470 feet to a Hickory; thence North 76 deg. 05 min. East 555 feet to a Cedar; thence North 20 deg. East 445 feet to a point in the centerline of a Creek; thence with the centerline of said Creek North 72 deg. 00 min. West 238 feet to a point; thence South 86 deg. 15 min. West for a distance of 165 feet to a point on the west bank of said creek; thence South 70 deg. 30 min. West 235 feet ti a small Hickory; thence South 68 deg. 50 min. West 283 feet to a Beech, the point of beginning, containing 8.4 acres more or less, in accordance with a survey of Hickerson Miller, dated March 11, 1959.

BEING the same property conveyed to DONALD W. PYLAND by Deed from MORRIS B. GARLAND, THOMAS EDWARD GARLAND, CLESSIE LEO GARLAND, LILLIE K. HUBBELL and WILLIAM C. GARLAND, the Heirs at Law of E.G. Garland, Deceased, of record in Book 6162,

Page 154, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE REFERENCED DESCRIPTION BUT SPECIFICALLY EXCLUDED IN THIS CONVEYANCE IS THE FOLLOWING PROPERTY:

BEGINNING at a point in the center of Garland Hollow Road at the Northeast corner of the Austin Powder Company property, same being the Southwest corner of the Larry Anderson property and being the Southeast corner of the herein described property; thence, leaving said center of road and with the North line of said Austin Powder Company, South 22 degrees 16 minutes 39 seconds West 14.75 feet to a point; thence, South 26 degrees 00 minutes 45 seconds West 72.61 feet to a large cedar tree; thence, South 79 degrees 21 minutes 08 seconds West 544.01 feet to a metal pin by an 18 inch hickory at fence corner at the Southwest corner of the herein described property; thence, North 15 degrees 19 minutes 27 seconds West 292.41 feet to a metal pin; thence, North 15 degrees 19 minutes 27 seconds West 177.59 feet to a metal pin at the Northwest corner of the herein described property; thence, North 75 degrees 01 minutes 39 seconds East 290.45 feet to a point; North 78 degrees 36 minutes 58 seconds East 153.18 feet to a point in the center of road at the Northeast corner of the herein described property; thence, with said center of road the following calls: South 59 degrees 46 minutes 14 seconds East 31.26 feet; South 50 degrees 52 minutes 44 seconds East 22.78 feet; South 44 degrees 11 minutes 09 seconds East 74.29 feet; South 34 degrees 18 minutes 15 seconds East 63.93 feet; South 28 degrees 42 minutes 32 seconds East 277.00 feet to the point of BEGINNING, containing 6.10 acres.

BEING part of the same property conveyed to DONALD W. PYLAND by Deed from MORRIS B. GARLAND, THOMAS EDWARD GARLAND, CLESSIE LEO GARLAND, LILLIE K. HUBBELL, and WILLIAM C. GARLAND, the Heirs at law of E.G. Garland, Deceased, of record in Book 6162, Page 154, Register's Office for Davidson County, Tennessee; and a certified copy of same recorded simultaneous herewith in the Register's Office for Cheatham County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 0.00 .

Subscribed and sworn to before me, Donald W. Pyland
this 19th day of November, 2014. Affiant
My Commission Expires: 12/19/2016 Rhonda Groves-Soeching
(Affix Seal) Notary Public

RHONDA GROVES-SOECHTING STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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

Witness my hand this 19 day of NOVEMBER, 2014, the bargaining party, having caused my name to be signed hereto on said day and date.

Donald W. Pyland
DONALD PYLAND

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Rhonda Groves-Soeching, a Notary Public in and for said County and State, **DONALD PYLAND**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

RHONDA GROVES-SOECHTING STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Witness my hand and official seal at Goodlettsville, Tennessee, this the 19th day of November, 2014.

Rhonda Groves-Soeching
NOTARY PUBLIC

My Commission Expires: 12/19/2016

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.