This document prepared from information furnished by the parties and no title search was performed

PREPARED BY:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20140089641 DEEDQC
Recvd: 12/01/14 10:10 2 pgs
Fees:12.00 Taxes:0.00
20141201-0109734

STATE OF TENNESSEE: COUNTY OF DAVIDSON:
THE AC TUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE HEREIN TRANSFER IS $-0-

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 25TH, DAY OF NOVEMBER, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/3/15

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

ADDRESS NEW OWNER:
JESSICA A. DOWNS
314 MCCOIN DRIVE
GOODLETTSVILLE, TN 37072

SEND TAX BILLS TO:
SAME AS NEW OWNER

TAX MAP/PARCEL
MAP 22 PARCEL 130

QUITCLAIM DEED

For and in consideration of the sum of One (1.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledge,

I, **MICHAEL WAYNE DOWNS,** these presents do hereby quitclaim and convey unto

JESSICA A. DOWNS, UNMARRIED, all of our right, title and interest in and to the following property located in Davidson County, Tennessee:

TRACT NO. 1:

BEGINNING at an iron pin set in the northerly margin of Whites Creek Pike (Highway 431), said pin being the southeast corner of the property conveyed to Jesse Downs and wife, Teresa Downs by deed from Clay M. Peeples and Eugenia H. Peeples, of record in Book 6462, Page 64 of the Register's Office of Davidson County, Tennessee; THENCE, with Downs' easterly boundary along an existing fence, North 89 degrees 45 minutes 18 seconds West, 194.26 feet to an iron pin at the base of a 24" Oak; said point being the southwest corner of the property conveyed to R.D. Anderson and wife by deed of record in Book 2290, Page 506, R.O.D.C.T.; THENCE, with Anderson's easterly boundary and along an old fence line, the following courses; North 3 degrees 15 minutes 04 seconds East, 105.43 feet to an iron pin at the base of a 12" Oak; North 3 degrees 31 minutes 33 seconds West, 170.57 feet to an iron pin at the back of a 18" Black Oak; North 36 degrees 35 minutes 22 second West, 77.99 feet to an iron pin at the base of a 10" Oak; North 50 degrees 06 minutes 39 seconds West, 568.11 feet to an iron pin at the base of a 36" Oak; said point being the southwest corner of the property conveyed to Larry Ennis by deed of record in Book 3641, Page 353, R.O.D.C.T.; THENCE, along Ennis' southerly boundary, North 54 degrees 18 minutes 42 seconds East, 346.0 feet to an iron pin in the westerly margin of Whites Creek Pike; THENCE, along the margin of Whites Creek Pike, the following courses; South 40 degrees 56 minutes 00 seconds East, 125.99 feet to an iron pin; Along a curve to the left (I=30 degrees 03 minutes 43 seconds; R=388.30 feet) a distance of 203.73 feet to an iron pin; North 19 degrees 00 minutes 17 seconds East, 20.0 feet to an iron pin; Along a curve to the left (I=61 degrees 02 minutes 17 seconds; R=368.30 feet) a distance of 392.36 feet to an iron pin; South 42 degrees 02 minutes 00 seconds East, 30.0 feet to an iron pin; North 47 degrees 58 minutes 00 seconds East, 96.40 feet to an iron pin; Along a curve to the right (I=91 degrees 22 minutes 51 seconds; R=65.90 feet) a distance of 104.31 feet to an iron pin; North 49 degrees 20 minutes 51 seconds East, 20.0 feet to an ion pin; Along a curve to the right (I=81 degrees 36 minutes 09 seconds; R=8.40 feet) a distance of 121.63 feet to an iron pin; South 90 degrees 57 minutes 00 seconds West, 205.40 feet to an iron pin; South 49 degrees 03 minutes 00 seconds East, 10.0 feet to an iron pin; Along a curve to the left (I=25 degrees 14 minutes 39 seconds; R=1462.39 feet) a distance of 644.32 feet to the point of beginning, containing 9.85 acres, more or less.

TRACT NO. 2

LAND in the second district of Davidson County, Tennessee. Being a portion of the property of Jessie Downs, and wife, Teresa Downs by deed from Berman Duffle and wife, Barbara Duffle as of record in Deed Book 9879, Page 121, Register's Office Davidson County, Tennessee, described as follows, to wit:

BEGINNING at an iron rod on the western margin of Whites Creek Pike said point being the Southeast corner of the property of Jesse Downs (DB 6462, PG 064, R.O.D.C.T.) and being the Northeast corner of this tract; THENCE with the margin of Whites Creek Pike and a curve to the left having a radius of 1462.39 fee, Delta of 09 deg. 17'08", length of 237_00 feet and a chord bearing of S. 11 deg. 03'47" W 236.74 feet to an iron rod; THENCE leaving said rod margin, N. 87 deg. 11'42" W. 214.65 feet to an iron rod on the center line of a telephone line; THENCE with the center line of telephone line, N. 24 deg. 17' 36" W. 255.77 feet to an iron rod on the property of Buford L. Reding (DB 1816, PG 424, R.O.D.C.T.); THENCE with line of Buford L. Reding, S. 86 deg. 28' 16" E. 171.43 feet to an iron rod at the corner of the property of Jesse Downs (DB 6462, PG 064, R.O.D.C.T.); THENE with the line of Jesse Downs, S. 89 deg. 46' 56" E. 193.95 feet to the point of beginning.

Being the same property conveyed to Michael Wayne Downs by quitclaim deed from Jesse and Teresa Downs by Instrument No. 20000918-0092423, Register's Office for Davidson County, Tennessee.

This is Improved Property known as: 7005 WHITES CREEK PIKE, WHITES CREEK, TN 37189

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

Michael Wayne Downs

MICHAEL WAYNE DOWNS

State of Tennessee)

County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said County and State **MICHAEL WAYNE DOWNS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of November, 2014.

Mary Birthright

Notary Public

My commission expires: 11/3/15

