BILL GARRETT, Davidson County
Trans:T20140096850 DEEDQC
Recvd: 12/29/14 12:41 4 pgs
Fees:22.00 Taxes:0.00
20141229-0118426

This Instrument Was Prepared By & Return To:
Gregory S. Perrone, PC
109 Westpark Drive, Suite 330
Brentwood, TN 37027

New Owner(s):	Send Tax Bills To:	Map and Parcel #
Anne K. McGee Tyoan **9546 Big East Fork Road** **Franklin, TN 37064**	**New Owner**	**Part of 177-04200**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged **Anne K. McGee Tyoan and Donna Hammonds Hayes f/k/a Donna Judith Hammonds,** by these presents does hereby quitclaim and convey unto **Anne K. McGee Tyoan and Paul Abdulqader Tyoan, husband and wife**, their heirs and assigns, all their right, title and interest in and to the following described tract of land:

SEE EXHIBIT A

This is improved property known as **53.15 Acres on Old Harding Road.**

This Instrument has been prepared upon information furnished by the parties for the purpose of vesting fee simple title in Anne K. McGee Tyoan and Paul Abdulqader, husband and wife

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, 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.

Anne K. McGee Tyoan
Anne K. McGee Tyoan

Donna Hammonds Hayes
Donna Hammonds Hayes

STATE OF Tennessee
COUNTY OF Davidson

On this 29 day of December, 2014, before me personally appeared **Anne K. McGee Tyoan**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand this 29 day of December, 2014.

CRISTINA MEEKE-FULTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My commission expires:

My Commission Expires AUG. 17, 2015

STATE OF Tennessee
COUNTY OF Davidson

On this 29 day of December, 2014, before me personally appeared **Donna Hammonds Hayes**to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand this 29 day of December, 2014.

CRISTINA MEEKE-FULTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 17, 2015

Notary Public
My commission expires:

STATE OF _____
COUNTY OF _____

The actual consideration for this transfer of property is **$ -0-** and no other monetary consideration.

_____
Affiant

Sworn to and subscribed before me this _____ day of _____, 2014.

_____
Notary Public
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Anne Tyson, Affiant
Subscribed and sworn before me this the
29 Day of Dec, 2014.
Deputy Register

EXHIBIT A

ANNE K. McGEE TYOAN AND
DONNA JUDDITH HAMMONDS PROPERTY
EAST DIVISION
53.15 ACRES ON OLD HARDING ROAD

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 177, ASSESSOR'S OFFICE AND LYING WITHIN THE 1st CIVIL DISTRICT OF WILLIAMSON COUNTY, AND 35th COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY TENNESSEE. BOUNDED IN GENERAL BY OLD HARDING ROAD AND SAMUEL DEWITT McGEE ON THE EAST; TYOAN/HAMMOND DIVISION ON THE SOUTH AND WEST; NANCY NICHOLS SCHWARTZ; ESMAEIL W. SHARIF MOHAMMADPOUR;, JOHN P. CHAFFIN, TYOAN/HAMMOND'S 15.82 TRACT AND SAMUEL DEWITT McGEE ON THE NORTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE NORTH WEST SIDE OF OLD HARDING ROAD IN DAVIDSON COUNTY, TENNESSEE, IN THE WEST LINE OF SAMUEL DEWITT McGEE (REF. INSTRUMENT#20080829 PAGE 0088919 R.O.D.C.- PROPERTY MAP 177 PARCEL 43) THENCE WITH McGEE'S WEST LINE S28°42'02"E 26.64' TO A POINT IN THE OF OLD HARDING ROAD; THENCE LEAVING McGEE AND WITH THE CENTER OF OLD HARDING ROAD WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA=09°13'15"; RADIUS=709.79'; ARC=114.23'; TANGENT=57.24'; CHORD=S36°06'21"W 114.11' TO A POINT; THENCE S31°29'43"W 142.70' TO A POINT, THE SOUTH EAST CORNER OF TYOAN/HAMMOND'S DIVISION; THENCE LEAVING OLD HARDING ROAD AND WITH SAID DIVISION FOR 5 NEW LINES N27°13'41"W PASSING A WITNESS IRON PIN SET AT 29.25' IN ALL 850.00' TO AN IRON PIN SET ON THE SOUTH SIDE OF THE SOUTH HARPETH RIVER; THENCE CROSSING THE RIVER N73°10'37"W 329.25' TO AN IRON PIN SET; THENCE S55°52'43"W 1800.00' TO AN IRON PIN SET; THENCE N86°06'54"W 628.27' TO IRON PIN SET; THENCE N00°08'36"W 1392.29' TO AN EXISTING IRON PIN, THE SOUTH WEST CORNER OF THE NANCY NICHOLS SCHWARTZ REVOCABLE TRUST (REF. DEED BOOK 4122 PAGE 904 R.O.W.C.); THENCE LEAVING COSTA AND WITH SCHWARTZ'S SOUTH LINE S86°11'25"E 818.91' TO AN EXISTING IRON PIN; THENCE S86°04'51"E CROSSING THE DAVIDSON COUNTY LINE AT APPROXIMATELY 160' IN ALL 352.74' TO AN EXISTING IRON PIN, THE SOUTH WEST CORNER OF ISMAEIL M. SHARIF MOHAMMADPOUR (REF. DEED BOOK 11076 PAGE 770 R.O.D.C.); THENCE S87°49'56"E 178.51' TO AN EXISTING IRON PIN, THE SOUTH WEST CORNER OF JOHN P. CHAFFIN (REF. DEED BOOK 9454 PAGE 63 R.O.D.C.); THENCE WITH CHAFFIN'S SOUTH AND EAST LINES S86°31'40"E 175.69' TO A RED PAINT PLANTED STONE, THE SOUTH WEST CORNER OF A TYOAN/HAMMOND 15.82 TRACT TO SAMUEL D. DEWITT; THENCE WITH A NEW LINE AND SAID 15.82 ACRES' SOUTH LINE S73°10'37"E CROSSING THE

SOUTH HARPETH RIVER AT 1060' IN ALL 1147.24' TO AN EXISTING WITNESS IRON PIN ON THE SOUTH SIDE OF SOUTH HARPETH RIVER AND BEING IN THE WEST LINE OF THE AFOREMENTIONED SAMUEL DEWITT McGEE; THENCECE WITH McGEE'S WEST LINE S28°42'02"E 696.74' TO THE POINT OF BEGINNING, CONTAINING 53.15 ACRES AND BEING THE ANNE K. McGEE TYOAN AND DONNA JUDDITH HAMMONDS PROPERTY AS RECORDED IN DEED BOOK 4766 PAGE 398 WILLIAMSON COUNTY AND INSTRUMENT# 22080829 PAGE 88920 IN DAVIDSON 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.

THE ABOVE TRACT IS SUBJECT TO AN UNDERGROUND ELECTRIC EASEMENT IN FAVOR OF SAMUEL DEWITT McGEE.

Being part of the same property conveyed to Anne K. McGee Tyoan and Donna Judith Hammonds by Quitclaim Deed recorded in Instrument No 20080829-0088920, recorded August 29, 2008, said Register's Office.