Prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20150000165 DEEDQC
Recvd: 01/02/15 11:07 2 pgs
Fees:12.00 Taxes:0.00
20150102-0000228

QUITCLAIM DEED

ADDRESS NEW OWNER:
Greg A. Catignani
4323 Bernard Road
Joelton, TN 37080

SEND TAX BILLS TO:
New Owner

MAP & PARCEL NO:
02900039200

For and in consideration of love and affection, **Greg A. Catignani** (hereinafter called the GRANTOR), does hereby quitclaim and convey unto **Greg A. Catignani and wife Christie Catignani**, all of his rights, title and interest in and to a certain tract or parcel of land being more particularly described as follows:

Land in Davidson County, Tennessee described as follows:

Beginning at an iron pin in the center of Buck Branch, said point is a common corner H. B. Blankenship property described in Deed Book 5335, page 219 and common corner Sharon Elaine Phillips property; thence with a new line which is a common dividing line Sharon Elaine Phillips property N 20 degrees 36' 14" East 432.29 feet to an iron pin; thence N 64 degrees 28' 25" East 93.32 feet; thence South 77 degrees 38' 15" East 281.40 feet to a PK nail in the center of Bernard Road; thence generally with the center line of Bernard Road North 6 degrees 15' 30" East 132.6 feet; thence North 18 degrees 58' 50" East 115.6 feet; thence North 51 degrees 09' 55" West 142.4; thence North 79 degrees 40' 55" West 417.36 feet; thence South 49 degrees 48' 10" West 86.8 feet; (all points in Bernard are marked with PK nails), thence South 56 degrees 02' 40" West 383.36 feet to X marked in the center of Buck Branch Creek and the east line of John Rottero's land in the north margin of a 20 foot road or right of way crossing said Buck Branch; thence with the center line of said Branch. South 40 degrees 16' 20" East 126.2 feet; thence South 5 degrees 55' 16" East 153.79 feet; thence south 34 degrees 44' 09" East 125.67 feet to the point of beginning, containing 6.20 acres more or less, according to a survey by John J. O'Connor performed in April 2003, but otherwise not dated.

Also included in this conveyance is an electrical and water service easement described as follows: Beginning at a point in the south line property line of Elaine Phillips, said point is 30 feet from the center of Bernard Road; thence running generally parallel with the center line of Bernard Road twenty five (25) west of said line North 51 degrees 00' 00" West 422 feet to a point; thence North 20 degrees 35' 10" West 140 feet (said point being twenty-five (25) feet west Bernard Road center line), this point intersects the new dividing line of parcel 29-48. This line is approximately fifteen (15) from the pavement edge and 28 feet from a point located in the center of Bernard road on the bearing line South 77 degrees 38' 15" East according to a survey by John J.O'Connor performed in May 2003 but otherwise undated.

Being the same property conveyed to Greg A. Catignani, a single person by Quitclaim Deed from Sharon Elaine Phillips, a single person of record in Instrument No. 20030513-0064373, Register's Office for Davidson County, Tennessee, dated May 8, 2003 and recorded on May 13, 2003.

This is improved property known as **4323 Bernard Road, Joelton, TN 37080.**

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 his/her/our hand(s) this 22 day of December, 2014.

GRANTOR:

Greg A. Catignani

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Greg A. Catagnani** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of Dec, 2014.

NOTARY PUBLIC

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

My Commission Expires:
March 8, 2016

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Christie M. Cates
Affiant

Subscribed and sworn to before me, this 22 day of Dec, 2014.

NOTARY PUBLIC

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

My Commission Expires:
March 8, 2016