BILL GARRETT, Davidson County
Trans:T20150000600 DEEDQC
Recvd: 01/05/15 11:29 2 pgs
Fees:13.00 Taxes:222.00
20150105-0000745

This Instrument
Prepared By:

Dan E. Huffstutter
McLemore & Rollins
1211 Sixteenth Avenue South
Nashville, TN 37212
(615) 242-2000

QUITCLAIM DEED

This Deed, executed as of the 1st of December, 2014 at Mt. Juliet, Wilson County, Tennessee, by Grantors, Bruce David Fessenden and Grace Fessenden, to Grantee, Craig W. Fessenden.

Witnesseth:

That Grantors have this day transferred and conveyed unto the Grantee, to have and to hold to himself, and to his assigns and successors forever, certain real estate situated in Davidson County, Tennessee, more particularly described as follows:

Tract 1: Map 18-16 Parcel 33.01

Being Tract No. 2 of the Goodlettsville Development Company, Inc. property on the southerly side of Dorris Avenue, and described according to a survey by Odo E. Rhodes, Surveyor, dated July 12, 1963, as follows:

Beginning at the northeast comer of the northwest comer of Lot No, 1 and the point of beginning:

thence S. 81 deg. W. with the margin of Dorris Avenue, 85 feet to an iron stake, the corner of Lot No. 3;

thence S. 6 deg. 50' E. with Lot No. 3, 160.25 feet to an iron stake;

thence S. 82 deg. 15'E. with a fence 89.25 feet to the comer of Lot No. 1;

thence N. 6 deg. 50' W. with Lot No. 1,185 feet to the beginning.

This is improved property known as 116 Dorris Avenue, Goodlettsville, Davidson County, Tennessee.

Tract 2: Map 18-16 Parcel 33.00

Being Lot No. 3 on an unrecorded Plan, of the Goodlettsville Development Co., Inc. property on the south side of Dorris Avenue, and described according to a survey made by Wayne S. Cooper on July 19, 1966, as follows:

Beginning at an iron pin in the south margin of Dorris Avenue, and the northwest comer of Tract No. 2, and being the northeast corner of Tract No. 3 and the point of beginning:

thence with the south margin of Dorris Avenue S 81 deg. W 86.8 feet to an iron stake in the school ground line;

thence S 1 deg. 20 feet W along the school ground line 131.3 feet to a concrete marker;

thence W 82 deg. 15 feet E along a fence line 103 feet to an iron pin, and the southeast corner of Tract No. 3, and the southwest corner of Tract No. 2;

thence N. 6 deg. 50' W. with the west lot line of Tract No. 2, 160.25 feet to the beginning.

This is unimproved property known as 0 Dorris Avenue, Goodlettsville, Davidson County, Tennessee.

The above listed parcels being the same property conveyed to Bruce David Fessenden and Grace Fessenden of record as instrument number 20041104-0133333, Register's Office for Davidson County, Tennessee.

In Witness Whereof, Grantors have executed this Deed as of the date and at the place first above written.

Bruce David Fessenden

Grace Fessenden

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, Tina R Burris of the state and county aforesaid, personally appeared **Bruce David Fessenden and Grace Fessenden,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office in Mt Juliet, TN this 16th day of December, 2014.

My Commission Expires:
6/13/2017

Tina R Burris
Notary Public

TINA R. BURRIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Name and Address of Property Owner:	**Person or Entity Responsible For Payment of Property Taxes:**	**Map Number & Parcel Number**
Craig Fessenden 116 Dorris Avenue Goodlettsville, TN 37072	Craig Fessenden 116 Dorris Avenue Goodlettsville TN 37072	Map 18-16 Parcel: 33.00 Parcel: 33.01

STATE OF TENNESSEE)
COUNTY OF WILSON)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $60,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Bruce David Fessenden, Affiant

Witness my hand and seal at office in Mt Juliet, TN this 16th day of December, 2014.

My Commission Expires:
6/13/2017

Tina R Burris
Notary Public

TINA R. BURRIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY