BILL GARRETT, Davidson County
Trans:T20150001356 DEEDQC
Recvd: 01/07/15 10:03 2 pgs
Fees:12.00 Taxes:0.00
20150107-0001609

This Instrument Prepared by and Return to:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS
Brent L. Frazier	NEW OWNER	76-32
991 Old Lebanon Dirt Road Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, BRENT L. FRAZIER AND WIFE, MARLANNA R. FRAZIER, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO BRENT L. FRAZIER, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY AND IN WILSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 4th Civil District of Davidson County, Tennessee and land in Wilson County, Tennessee more specifically described as follows:

Beginning at a spike in the center line of Old Lebanon Dirt Road; thence leaving said road N. 9 degrees 14' W 526.36 feet to an iron pin at an elm tree; thence N. 33 degrees 23' 47" E. 445.57 feet to a point in the center line of Stoner Creek; thence with said center line S. 53 degrees 42' 47" E 149.64 feet to a point; thence leaving the center line of said creek, S. 21 degrees 43' 33" W 363.45 feet to an iron pin set at a post; thence S. 26 deg. 12' 50" E. 404.64 feet to a spike in the center line of the Old Lebanon Dirt Road; thence with the center line of the Old Lebanon Dirt Road S. 65 degrees 0" W. 101.55 feet to a point; thence continuing with the center line Old Lebanon Dirt Road around a curve to the right having a radius of 645.95 feet, a distance of 242.39 feet to the point of beginning.

Being the same property conveyed to Brent L. Frazier and wife, Marlanna R. Frazier by deed of record in Book 1308, Page 1531, Register's Office for Wilson County, Tennessee and recorded in Davidson County, Tennessee by Instrument #20080605-0058093, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions, conditions, and easements of record.

Unimproved ( )
This is improved (x) property, known as 991 Old Lebanon Dirt Road, Hermitage, TN 37122.

Witness our hands this 29th day of December, 2014.

Marlanna R. Frazier

NOTE: ALL INFORMATION TAKEN FROM PRIOR DEED OF RECORD. EXECUTIVE TITLE, LLC, WILL NOT BE HELD RESPONSIBLE FOR MATTERS THAT COULD HAVE BEEN DISCLOSED BY PROPER TITLE EXAMINATION.

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marlanna R. Frazier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of December, 20 14.

Notary Public

My Commission Expires: 10-05-15

SEAL

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

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

Affiant

Subscribed and sworn to before me, the undersigned, this 29th day of December, 20 14.

Notary Public

My Commission Expires: 10-05-15

SEAL

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY