BILL GARRETT, Davidson County
Trans:T20150001564 DEEDQC
Recvd: 01/07/15 15:37 3 pgs
Fees:17.00 Taxes:0.00
20150107-0001858

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

This Instrument has been prepared upon information furnished by the parties – without benefit of a title examination.

New Owner(s):	Send Tax Bills To:	Map and Parcel #
Stewart Anthony Strickland **6591 Bluff Road** **Brentwood, TN 37027**	**NEW OWNER**	**181 00 0 243.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, **STEWART ANTHONY STICKLAND, a single man,** by these presents does hereby quitclaim and convey unto **STEWART ANTHONY STICKLAND, a single man and SHAWN ALLEN STEWART, a single man, as tenants in common with right of survivorship,** their heirs and assigns, all his right, title and interest in and to the following described tract of land:

See attached **LEGAL DESCRIPTION EXHIBIT A**

This is improved property known as **6591 Bluff Road, Brentwood TN 37027**.

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.

Stewart Anthony Strickland

STATE OF TN
COUNTY OF Williamson

On this 23 day of December, 2014, before me personally appeared **Stewart Anthony Strickland**, 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 his free act and deed.

Witness my hand this 23 day of December, 2014.

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My commission expires: 6/26/2016

STATE OF TN
COUNTY OF Williamson

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

Hillary Torrence
Affiant

Sworn to and subscribed before me this 23 day of December, 2014.

Notary Public
My commission expires: 6/26/2016

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

LEGAL DESCRIPTION EXHIBIT A

A tract of land in the Thirty-First Council manic District of Metropolitan Nashville and Davidson County, Tennessee, lying East of Bluff Road and South of Mill Creek and being more particularly described according to a soils grid map survey prepared by H & H Land Surveying, Inc. Job Number 2002-633; dated July 31, 2002 and proceeding as follows:

Beginning at an iron road (new) on the easterly margin of Bluff Road, a 60 foot right-of-way width, at the most southerly property corner of a tract of land shown on the final plat of Bluff Road Acres as reserved for septic area of Lot 2 as of record in Plat Book 5200, Page 221, Register's Office for Davidson County, Tennessee, thence; leaving the easterly margin of Bluff Road with the southeasterly property line of said reserved for septic area of Lot 2, North 31 deg. 40' 45" east, passing through a witness pin(new) at 354.33 feet for a total distance of 429.33 feet to a point in the center of Mill Creek; thence, with the center of Mill Creek South 35 deg. 09' 11" east, 253.19 feet; thence, South 54 deg. 16' 15" 232.05 feet; thence, leaving said Mill Creek with a new severance line across a tract of land conveyed to LaRaine O. Edmondson as of record in Deed Book 8383, Page 750, Register's Office for Davidson County, Tennessee, South 00 deg. 34' 13" west, passing through a witness pin (new) at 53.72 feet, for a total distance of 334.50 feet to an iron rod (new) at a fence corner; thence, with existing fence south 72 deg. 21' 18" west, 419.19 feet to an iron rod (new) on the easterly margin of the aforementioned Bluff Road; thence, with the easterly margin of said Bluff Road, north 20 deg. 54' 23" west, 371.07 feet to an iron rod (new); thence, North 14 deg. 50' 50" west, 95.25 feet to the point of beginning and containing 283,043 square feet or 6.498 acres, mor or less as calculated by the above courses and distances.

Being the same property conveyed to STEWART ANTHONY STICKLAND, A SINGLE PERSON AND RICHARD S. MIZE, A SINGLE PERSON, as tenants in common with right of survivorship, by Quitclaim Deed from STEWART ANTHONY STICKLAND, A SINGLE PERSON, of record as Instrument No. 2005113-0004719, dated January 11, 2005, and corrected in Affidavit of Scrivener's Error dated July 2, 2012, said Register's Office. The said, Richard S. Mize having since died on September 27, 2011.