BILL GARRETT, Davidson County
Trans:T20150005751 DEEDQC
Recvd: 01/23/15 12:11 4 pgs
Fees:22.00 Taxes:0.00
20150123-0006771

This Instrument Prepared by:
GEORGE J. DUZANE
Attorney at Law
603 Woodland Street
Nashville, TN 37206-4211
(615) 259-1214

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Shallen Anne Gardner 5547 Brick Church Pike Goodlettsville, TN 37072	Same	01800015800

FOR AND IN CONSIDERATION of $0.00 and other good and valuable consideration, **MATTHEW WATTS GARDNER,** by these presents does hereby quitclaim and convey unto **SHALLEN ANNE GARDNER,** and her heirs, successors and assigns, all right, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Beginning at an iron pin set, being the Southeast corner of a tract owned by Judith O. Dickens, Map #18, Parcel #91, as of record by Instrument No. 20030513-0064474 in the Register's Office for Davidson County, Tennessee, and being the Northeast corner of this tract. Thence, with a new line, S 09 deg. 18 min. 04 sec. W 470.08 feet to a new iron pin; thence, S 42 deg. 33 min. 43 sec. W, 22.63 feet to a new point at the Northerly edge of a 20 foot ingress and egress easement; thence, S 42 deg. 33 min. 43 sec. W, 70.88 feet to a new point; thence, S 42 deg. 33 min. 43 sec. W, 307.45 feet to a new iron pin; thence, N 51 deg. 51 min. 07 sec. W, 651.03 feet to a new iron pin set in the Easterly line of James Hymer, Map #18, Parcel #132 as of record in Deed Book 5325, Page 161, Register's Office for Davidson County, Tennessee, thence, with the Easterly line of Hymer N 44 deg. 55 min. 37 sec. E, 672.90 feet to a new pin at the Southwest corner of Judith O. Dickens, with the Southerly line of Dickens, S 72 deg. 44 min. 05 sec. E, 402.07 feet to the point of beginning, containing 10.001 acres, more or less, as survey by Delle Land Surveying, 408 Nesbitt Lane, Madison, TN 37115, dated April 19, 2007, and being also known as Tract #1.

Together with a 20 foot ingress/egress easement described as follows:

Beginning at an iron rod in the West right of way of Brick Church Pike, also being the Northeast corner of the Dickens Property as described in instrument;

Thence, South 15 deg. 28 min. 32 sec. West, a distance of 306.34 feet to a point;

Thence, South 38 deg. 42 min. 51 sec. West, a distance of 28.09 feet to a point;

Thence, South 42 deg. 42 min. 30 sec. West, a distance of 76.47 feet to a point;

Thence, South 09 deg. 35 min. 41 sec. West, a distance of 240.61 feet to a point, also being the Southwest corner of Tract #2;

Thence, South 09 deg. 35 min. 41 sec. West, a distance of 122.97 feet to a point;

Thence, South 15 deg. 48 min. 18 sec. West, a distance of 76.51 feet to a point;

Thence, South 30 deg. 05 min. 15 sec. West, a distance of 98.42 feet to a point;

Thence, South 39 deg. 54 min. 02 sec. West, a distance of 71.45 feet to a point;

Thence, South 45 deg. 44 min. 55 sec. West, a distance of 88.75 feet to a point;

Thence, South 50 deg. 59 min. 21 sec. West, a distance of 131.50 feet to a point;

Thence, South 62 deg. 08 min. 45 sec. West, a distance of 126.89 feet to a point;

Thence, South 18 deg. 15 min. 35 sec. West, a distance of 288.61 feet to a point;

Thence, North 53 deg. 49 min. 48 sec. West, a distance of 62.20 feet to a point;

Thence, North 18 deg. 15 min. 35 sec. East, a distance of 236.81 feet to a point;

Thence, North 62 deg. 08 min. 45 sec. East, a distance of 132.58 feet to a point;

Thence, North 62 deg. 08 min. 45 sec. East, a distance of 56.94 feet to a point;

Thence, North 50 deg. 59 min. 21 sec. East, a distance of 128.63 feet to a point;

Thence, North 45 deg. 44 min. 55 sec. East, a distance of 86.81 feet to point;

Thence, North 39 deg. 54 min. 02 sec. East, a distance of 48.11 feet to a point, also being the Northwest corner of Tract #4;

Thence, North 39 deg. 54 min. 02 sec. East, a distance of 20.60 feet to a point;

Thence, North 30 deg. 05 min. 15 sec. East, a distance of 94.20 feet to a point;

Thence, North 15 deg. 48 min. 18 sec. East, a distance of 72.92 feet to a point;

Thence, North 09 deg. 35 min. 41 sec. East, a distance of 368.44 feet to a point;

Thence, North 42 deg. 42 min. 30 sec. East, a distance of 81.72 feet to a point;

Thence, North 38 deg. 42 min. 20 sec. East, a distance of 23.22 feet to a point;

Thence, North 15 deg. 28 min. 32 sec. East, a distance of 302.00 feet to a point in the right of way of Brick Church Pike;

Thence, with the right of way with a curve with a delta angle of 04 deg. 13 min. 37 sec., with a radius of 271.18 feet, a chord bearing of South 75 deg. 10 min. 29 sec. East, a distance of 20.00 feet to the point of beginning.

Being the same property conveyed to Shallen A. Gardner and Matthew W. Gardner, wife and husband, by Warranty Deed from Stacey L. Marchand, unmarried, dated August 31st, 2011, and of record in Instrument No 20110906-0068869, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions or record.

This is improved property, known as 5547 Brick Church Pike, Goodlettsville, TN 37072.

Witness my hand this 22nd day of January, 2015.

MATTHEW WATTS GARDNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, **MATTHEW WATTS GARDNER**, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of January, 2015.

GEORGE J. DUZAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 1/6/15

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

AFFIANT

Sworn to and subscribed before me this 22nd day of January, 2015.

NOTARY PUBLIC

My Commission Expires: 7/6/15