BILL GARRETT, Davidson County
Trans:T20150005751 DEEDQC
Recvd: 01/23/15 12:11 2 pgs
Fees:12.00 Taxes:0.00
20150123-0006772

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	01800016000

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 rod in the southwest corner of Tract #1 (Parcel 35), also being the northwest corner of the property described hereon: Thence, South 48 deg. 39 min. 30 sec. W, a distance of 651.03 feet to an iron rod; Thence, with west property line of Tract #5, South 26 deg. 44 min. 07 sec. West, a distance of 677.21 feet to an iron rod in the north property line of parcel 38; Thence, with said property line, North 48 deg. 39 min. 30 sec. West, a distance of 899.70 feet to an iron rod in the east property line of parcel 132; Thence, with said property line, North 48 deg. 07 min. 15 sec. East, a distance of 659.94 feet to the point of beginning and containing 11.665 acres more or less.

Being the same property conveyed to Matthew Gardner and wife, Shallen Gardner, by Warranty Deed from Sarah Gibbons and Stacy Marchand, wife and husband, dated September 19th, 2012 and of record in Instrument No. 20120926-0087580, Register's Office for Davidson County, Tennessee.

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

This is unimproved property, known as 0 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.

NOTARY PUBLIC

My Commission Expires: 7/6/15

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

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

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