THIS INSTRUMENT PREPARED BY:
Jennifer Soltz
Curphey & Badger PA
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

Davidson County DEEDQC
Recvd: 01/29/15 13:55 4 pgs
Fees:22.00 Taxes:0.00
20150129-0008667

QUIT CLAIM DEED

New Owner(s) Address and mail tax statements to:
Douglas J. Russell & Cynthia D. Russell
3590 Bear Hollow Road
Whites Creek, TN 37189

Property Tax ID#: 03000000200 ALSO 030000004200
Order #: L-~~3425~~ 23425

For and in consideration of Zero and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, DOUGLAS J. RUSSELL a married man who acquired title without marital status herein joined by his spouse CYNTHIA D. RUSSELL, as Grantors, and DOUGLAS J. RUSSELL and CYNTHIA D. RUSSELL, husband and wife, as Grantees, hereby convey all rights, titles and interests that we may have in and to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 03000000200 ALSO 030000004200

Commonly known as 3590 Bear Hollow Road, Whites Creek, TN 37189

Prior Deed recorded 01/06/200, in DBV 20000106-0002135; Davidson County Court Clerk's Office.

Witness our hands this the 24 day of January, 2015.

DOUGLAS J. RUSSELL

Cynthia D. Russell
CYNTHIA D. RUSSELL

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by DOUGLAS J. RUSSELL and CYNTHIA D. RUSSELL, the Grantors, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 24 day of January, 2015.

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires December 17, 2018

Barbara Collins
Notary Public
My Commission expires: December 17, 2018

We hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

DOUGLAS J. RUSSELL

Cynthia D. Russell
CYNTHIA D. RUSSELL

Subscribed and sworn to before me this the 24 day of January, 2015.

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires December 17, 2018

Barbara Collins
Notary
My Commission expires: December 17, 2018

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT A

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT;
LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO WIT;

BEGINNING AT A STAKE FOUR POLES NORTH OF THE BRANCH BELOW THE OLD ICE HOUSE, AT A CORNER OF THE SHANE- PORTER TRACT; THERE WITH ITS WEST BOUNDARY S 4 DEG. WEST 1000 FEET TO AN OLD MARKED BLACK OAK IN SEMORES LINE, NOW CARRIUS LINE; THENCE WITH SAID LINE NORTH 86 DEG W 1230 FEET TO A POINT IN A HOLLOW BEECH POINTER; THENCE WITH THE MEANDERS OF SAID HOLLOW N 4 DEG E 200 FEET, THENCE N 17 DEGREES E 150 FEET; THENCE N 180 FEET TO THE CENTER OF BEAR BRANCH; THENCE N 83 DEGREES E 50 FEET; THENCE N 52 DEGREES E 50 FEET; THENCE E 25 DEGREES E 163 FEET; THENCE N 55 DEG E 100 FEET; THENCE E 50 FEET; THENCE S 65 DEG E 150 FEET; THENCE S 68 DEG 100 FEET; THENCE N 65 DEG E 375 FEET; THENCE N 80 DEG E 312 FEET TO THE BEGINNING, CONTAINING 21 8/10 ACRES MORE OR LESS. INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED PROPERTY.

PARCEL 1; THE EASTERLY SEVEN (7) ACRES, MORE OR LESS, OF THE LAND CONVEYED TO ELSIE MCGUIRE BY DEED FROM J. E. FOX AS OF RECORD IN BOOK 3177, PAGE 351, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY AND DESCRIBED AS FOLLOWS;

BEGINNING AT A TELEPHONE POLE LOCATED AT THE BEAR BRANCH ON MY EXTREME NORTHEAST CORNER; THENCE IN A SOUTHERLY DIRECTION 781 FEET, MORE OR LESS, ALONG MY EAST BOUNDARY LINE AND EXTENDING TO MY EXTREME SOUTHEAST CORNER; THENCE WESTERLY ALONG THE FENCE ROW ON MY SOUTHERN BOUNDARY LINE 363 FEET, MORE OR LESS, TO A STAKE; THENCE NORTHERLY 781 FEET, MORE OR LESS, TO THE WELL HOUSE ON MY NORTHERN BOUNDARY LINE; THENCE ALONG MY NORTHERN BOUNDARY LINE 363 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 2; BEGINNING AT THE EXTREME SOUTHWEST CORNER OF THE TRACT OF LAND CONVEYED TO W. H. MCGUIRE AND WIFE, ELISE MCGUIRE BY DEED OF RECORD IN BOOK 3177, PAGE 351, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE ALONG THE SOUTHERN BOUNDARY OF SAID TRACT OF LAND 450 FEET IN AN EASTERLY DIRECTION TO A POINT; THENCE NORTHERLY 586 FEET TO AN IRON STAKE; THENCE IN A WESTERLY DIRECTION 142 FEET TO THE CENTER OF A CREEK TO ADCOCK;S BOUNDARY; THENCE SOUTHWESTERLY ALONG THE CENTER OF SAID CREEK 100 FEET TO A POINT IN THE CORNER OF SAID CREEK; THENCE 460 FEET SOUTHERLY TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO DOUGLAS J. RUSSELL BY DEED FROM DAVID WAYNE GAFFORD AND PATRICIA FIELDS, HEIRS AT LAW OF JEWEL GAFFORD AND DAVID WAYNE GAFFORD, CO-EXECUTOR AND PATRICIA FIELDS, CO-EXECUTRIX, DATED 1/5/00 AND FILED FOR RECORD IN INSTRUMENT NO. 200001060002135, SAID REGISTER'S OFFICE .

ALSO KNOWN AS; 3590 BEAR HOLLOW ROAD, WHITES CREEK, TENNESSEE 37189
PARCEL ID# 03000000200 ALSO 03000004200

True Copy Certification

I, Christopher Howell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Florida

County of Pinellas

Personally appeared before me, [Michael Harris], a notary public for this county and state, [Christopher Howell] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

MICHAEL HARRIS
Notary Public - State of Florida
My Comm. Expires Jun 23, 2017
Commission # FF 030271
Bonded Through National Notary Assn.