QUITCLAIM DEED

This Instrument prepared from information furnished by the parties.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of December, 2014

_____
Notary Public

MY COMMISSION EXPIRES: 7-2-18
(AFFIX SEAL)

ZANA C. PETTY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Craig Elliot Clement	NEW OWNER	Map 87
4213 Central Pike		Group
Hermitage, TN 37076		Parcel 154

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Jerome A. Clement

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Craig Elliot Clement

hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land in Davidson County, Tennessee, being more particularly described as follows, to wit:

Beginning at a point on the northerly margin of Central Pike at the southwest corner of the Charles Leslie Jr. property (Book 4352, Page 209) said point being the southeast corner of the herein described tract, thence with the northerly margin of Central Pike south 64 degrees 32 minutes West 170.0 feet to a point; thence North 25 degrees 28 minutes West 425.0 feet to a point; thence North 64 degrees 32 minutes East 170.0 feet to a point; thence south 25 degrees 28 minutes East 425.0 feet to a point; being the point of beginning, containing 1.66 acres, more or less, and described according to a survey of John Kohl dated December 8, 1982.

BEING the same property conveyed to Jerome A. Clement and wife, Horatia A. Clement by deed from Alexander W. Zanetis and Thelma R. Zanetis, of record in Book 9691, Page 595, dated May 26, 1995, Register's Office for said County. The said Horatia A. Clement is deceased.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 4213 Central Pike, Hermitage, TN 37076

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 4th day of December, 2014.

_____
Jerome A. Clement

BILL GARRETT, Davidson County
Trans:T20150008314 DEEDQC
Recvd: 02/03/15 09:21 1 pgs
Fees:12.00 Taxes:0.00
20150203-0009857

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 Jerome A. Clement, 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 and official seal at Nashville, Tennessee, this 4th day of December, 2014.

My Commission Expires: 7-2-18

_____
Notary Public

ZANA C. PETTY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.