Prepared by:
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13811 Old Hickory Boulevard

BILL GARRETT, Davidson County
Trans:T20150009351 DEEDQC
Recvd: 02/05/15 15:42 4 pgs
Fees:22.00 Taxes:0.00
20150205-0011090

QUITCLAIM DEED

ADDRESS NEW OWNER:
Evelyn Bingham Massey
13811 Old Hickory Blvd.
Cane Ridge, TN 37013

SEND TAX BILLS TO:
(SAME)

MAP/PARCEL I.D.:
18200004500

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, SONIA M. HOOVER (hereinafter referred to as "Grantor"), by these presents and for the purpose of terminating the joint tenancy with rights of survivorship between EVELYN BINGHAM MASSEY (sometimes referred to as Mary E. Massey) and SONIA M. HOOVER, does hereby quitclaim and convey unto EVELYN BINGHAM MASSEY (hereinafter referred to as "Grantee"), her successors and assigns, any and all of her right, title and interest in and to the following described property located in Davidson County, Tennessee:

Tract 1.

Land in the Fifth Civil District of Davidson County, Tennessee more particularly described according to a survey made November 15, 1971 by Ernest Medlin.

Beginning at a point in the center line of Old Hickory Boulevard, said point being the northeast corner of the property conveyed to Gene H. Smith by deed from George M. Johnson and wife, Lucile B. Johnson: thence north 86° 14' west 1029.9 feet to an iron pin, south 6° 38' west 158.37 feet to an iron pin, south 0° 42' east 53.97 feet to an iron pin, south 88° 35' east 1145.0 feet to an iron pin in the center line of Old Hickory Boulevard: thence along the center line of Old Hickory Boulevard north 30° 30' west 150.5 feet to a

spike; thence still along the centerline of Old Hickory Boulevard, north 27° 56' west 49.5 feet to the point of beginning. Said tract of land containing **4.8** acres more or less and being designated as Tract "C".

Tract 2.

Land in the Fifth Civil District of Davidson County, Tennessee, more particularly described according to a survey made November 15, 1971 by Ernest Medlin.

Beginning at a point in the center line of Old Hickory Boulevard, said point being 200.00 feet from the northeast corner of the property conveyed to Gene H. Smith by deed from George M. Johnson and wife, Lucile B. Johnson as of record in Book 4358, page 192, Register's Office for Davidson County, Tennessee, said distance being along the centerline of Old Hickory Boulevard in a southeasterly direction; thence north 38° 35' west 1145.0 feet to an iron pin, south 0° 42' east 78.0 feet to an iron pin, south 4° 01' west 127.94 feet to an iron pin, north 88° 48' 30" cast 1274.25 feet to a point in the centerline of Old Hickory Boulevard; thence along the centerline of Old Hickory Boulevard north 47° 50' west 78.5 feet to a spike, thence still along the centerline of Old Hickory Boulevard north 30° 30' west 124.5 feet to the point of beginning and containing **5.1** acres more or less and being designated as Tract "B".

BEING the same property conveyed in the Quitclaim Deed, dated March 17, 2000, from Mary E. Massey to James M. Massey, Trustee who then transferred the same property to Mary E. Massey and Sonia M. Hoover for the purpose of creating a Joint Tenancy with Rights of Survivorship between Mary E. Massey and Sonia M. Hoover, of record in Instrument No. 200003270030450, R.O.D.C.

This is improved property known as 13811 Old Hickory Boulevard, Cane Ridge, in Davidson County, Tennessee 37013.

The legal description stated above has been taken from the prior Quitclaim Deed conveying the interest in said property to Grantor and the draftsman assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 4th day of FEB., 2015.

Sonia M. Hoover
SONIA M. HOOVER, Grantor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Tommy L. Estes, a Notary Public of this County, SONIA M. HOOVER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 4th day of February, 2015.



Tommy L. Estes
Notary Public
My Commission Expires: 05-03-2016

THE ACTUAL CONSIDERATION OR VALUE FOR THIS TRANSFER IS $1.00. THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 67-4-409(a)(4) OF THE TENNESSEE CODE ANNOTATED.

Evelyn B. Massey

Evelyn Bingham Massey, Grantee

Sworn and subscribed to before me this 4th **day of** Feb **, 2015.**

My Commission Expires: 05-03-2016

Tommy C. Estes

Notary Public

TOMMY C. ESTES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016