BILL GARRETT, Davidson County
Trans:T20150011937 DEEDQC
Recvd: 02/18/15 11:44 2 pgs
Fees:12.00 Taxes:0.00
20150218-0014055

THIS INSTRUMENT PREPARED BY:
Jeff Farris
Clarity Title, LLC
100 Hazel Path, Ste. C
Hendersonville, TN 37075

The legal description has been furnished to the preparer by the Grantor, by third party, or has been obtained from the record title. The preparer assumes no liability as to the accuracy or content thereof. This deed was prepared without a title search. Therefore no representation is made by the preparer as to the status of the title to the property conveyed nor compliance with subdivision regulations. Preparer assumes no liability as to the state of title of the property, unless a separate title opinion is furnished to the Grantee, and then only to the extent of the state of title to the property as set forth in the title opinion.

FAILURE TO RECORD THIS DOCUMENT IMMEDIATELY AT THE APPROPRIATE REGISTER OF DEEDS OFFICE MAY SERIOUSLY JEOPARDIZE YOUR RIGHTS IN THE PROPERTY.

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Mike Gilfillian	Mike Gilfillian	042-140-06000
209 Rhine Dr.	209 Rhine Dr.	
Madison, TN 37115	Madison, TN 37115	

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, Westwood Communities, Inc., hereinafter referred to as the "GRANTOR" and Mike Gilfillian, hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, Westwood Communities, Inc., has this day quitclaimed unto Mike Gilfillian, any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

Being Lot 77 on the plan of Sherry Heights, Section III, of record in Plat Book 2331, Pages 126 and 127, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Included in the above description but expressly excluded therefrom, the following property was conveyed to the Tennessee Department of Transportation by Deed from John T. Bodily and wife, Donna A. Bodily, of record as instrument number 20010404-0032736, in the Register's Office for Davidson County, Tennessee:

Beginning at a point of the intersection of the existing West margin of I-65 and the West Boundary of the Rose Paul Property, said point of intersection being 167.70 feet left of I-65 proposed centerline station 435+68.98; thence with said boundary South 09 degrees 25 minutes 58 seconds West 147 feet, more or less, to a point, said point being 191.32 feet left of I-65 proposed centerline station 434+24.45; thence with proposed left margin of said road North 03 degrees 16 minutes 03 seconds East 147.98 feet to a point, the said point being 183.28 feet left of the I-65 proposed centerline station 435+72.22, thence with the existing South margin of I-65 Easterly 16 feet, more or less to the point of beginning, containing 1,164 square feet.

Being the same property conveyed to Westwood Properties, Inc. on 12/10/2014, by deed from The Secretary of Housing and Urban Development, filed for record on 12/17/2014 in Instrument No. 20141217-0115330, Register's Office for Davidson County, Tennessee.

Said Property is Improved and known as: 209 Rhine Drive, Madison, Tennessee 37115.

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

In Witness Whereof, the undersigned has hereunto set his hand on this the 26 day of January, 2015.

Howard Caughron

Westwood Communities, Inc.
By: Howard L. Caughron, President

STATE OF TN

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Howard L. Caughron**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the **President of Westwood Communities, Inc.** and who acknowledged that he/she/they executed the within instrument for the purposes therein contained in his capacity as **President of Westwood Communities, Inc.**

Witness my hand and official seal this 26 day of January, 2015.

D. Gwyn
Notary Public

Commission Expiration 5/8/18

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of TN

County of Sumner

The Actual Consideration of this transfer is $ 0

Linnie Ward
Affiant

Subscribed and sworn before me this 26 day of January, 2015.

My commission expires: 5/8/18

D. Gwyn
Notary public

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY