This Instrument Prepared By:	The preparer of this document makes no warranty or representation as to the title of the Grantor, accuracy of the description or the existence or non-existence of any liens, encumbrances, easements or other encroachments or compliance with any planning, zoning or subdivision regulations that affect the property conveyed herein.
Coles & Holton, LLP Nicholas A. Holton, TBR # 027313 764 Roycroft Place Nashville, Tenn. 37203	

New Owner Address:	Send Tax Bills To:	Tax Information:
Lonna J. Gibbs 4892 Bull Run Road Ashland City, Tenn. 37015	JP Morgan Chase Bank Attn. Tax Dept. PO Box 961227 Fort Worth, TX 76161-0227	046 00 0 031.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

QUITCLAIM DEED

BY: **MARTIN D. GIBBS** and **LONNA J. GIBBS**

TO: **LONNA J. GIBBS**

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, Affiant
Subscribed and sworn before me this the
6 Day of March, 2015.
Rebecca Tate, Deputy Register

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Martin D. Gibbs** and **Lonna J. Gibbs** (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey unto **Lonna J. Gibbs** (hereinafter referred to as the "Grantee"), all of their right, title and interest in the real property located at 4894 Bull Run Road, in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee:

Beginning at a point marking a common corner of the property herein described with property previously conveyed to Martin Dean Gibbs in Book 6387, page 575, Register's Office for Davidson County, Tennessee, said point being situated the following two calls and distances from a point in the current southerly right of way line of Bull Run Road: North 30 degrees 30 minutes 00 seconds West, 1215.00 feet, more or less, to a point, thence continuing North 34 degrees, 00 minutes, 00 seconds West, 550.0 feet, more or less, to the true point of beginning; thence North 34 degrees, 00 minutes, 00 seconds West, 640.0 feet to an 8 inch Hickory; thence North 03 degrees, 00 minutes, 00 seconds East, a total of 2777.00 feet, passing the centerline of a 150 foot TVA utility easement at 2457.00 feet, to a point; thence North 81 degrees, 55 minutes 16 seconds East, 262.72 feet (calculated) to a 10 inch blazed poplar; thence South 03 degrees, 00 minutes, 00 seconds West a total of 2757.00 feet, passing the centerline of said 150 foot TVA utility easement at 588.00 feet, to a point; thence South 40 degrees, 00 minutes, 00 seconds East 206.00 feet to a 20 inch Black Walnut; thence South 35 degrees 00 minutes, 00 seconds East 289.04 feet to a point, corner to property previously conveyed to Martin Dean Gibbs in Book 6387, page 575, Register's Office for Davison County, Tennessee; thence with the line of said Gibbs the following three calls and distances: South 36 degrees, 00 minutes, 00 seconds West 177.17 feet to a point; thence North 34 degrees, 00 minutes, 00 seconds West 450.00 feet to a point; thence South 56 degrees, 00 minutes, 00 seconds West, 150.00 feet to the true point of Beginning, containing 23.36 acres, more or less, according to survey of William M. Keel, RLS No. 990, dated 9/13/84, as supplemented by Mortgage Loan Inspection dated 8/4/00 by James E. McAleer, RLS No. 1133. Being all of parcel 31 on Tax Map 45, Property Assessor's Office for Davidson County, Tennessee.

This conveyance is made subject to a 150 foot TVA Utility Easement (D.B. 1318, Pg. 229, RODCT) and to an ingress/egress easement to Bull Run Road (D.B. 573, Page 80, RODCT).

BILL GARRETT, Davidson County
Trans:T20150016377 DEEDQC
Recvd: 03/06/15 11:54 3 pgs
Fees:17.00 Taxes:0.00
20150306-0019387

Being the same property conveyed to Lem A. Gibbs and wife, Vivian B. Gibbs by deed dated 2/11/59 of record in Book 2877, Page 19, Register's Office for Davidson County, Tennessee. Lem A. Gibbs died on/about 8/27/88 leaving Vivian B. Gibbs as surviving tenant by the entirety. Vivian B. Gibbs makes oath that she has remained an unmarried widow since said date.

Being the same property conveyed to Martin D. Gibbs and wife Lonna J. Gibbs, by deed of record dated August 18, 2000, recorded as Instrument Number 200008280084581, in said Register's Office.

This conveyance is subject to any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

Said property having a physical address of: 4894 Bull Run Road, Ashland City, Tennessee 37015.

Map & Parcel: 046 00 0 031.00

Grantors hereby covenant with Grantee that they are lawfully seized and possessed of said real estate and that Grantors have a good and lawful right to convey the same, and that it is unencumbered except as otherwise herein set out, which restrictive covenants are hereby incorporated herein by reference; and any applicable utility and drainage easements and other matters as shown on recorded plat.

IN WITNESS WHEREOF, Grantors have executed this instrument as indicated below.

Martin D. Gibbs

Martin D. Gibbs
Grantor

02-25-2015

Date

Lonna J. Gibbs

Lonna J. Gibbs
Grantor

2/5/2015

Date

STATE OF TENNESSEE)
COUNTY OF HARDEMAN)

Personally appeared before me, the undersigned Notary Public, **Martin D. Gibbs,** the Grantor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the above instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25 day of FEBRUARY, 2015.

Notary Public

My Commission Expires: AUGUST 28, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, **Lonna J. Gibbs,** the Grantor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the above instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6th day of February, 2015.

Notary Public

My Commission Expires: 11/06/2017

IN WITNESS WHEREOF, Grantee has accepted this instrument on this 2nd day of March, 2015.

Lonna J. Gibbs
Grantee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, **Lonna J. Gibbs,** the Grantee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged the acceptance of the property transferred pursuant to the terms of the instrument contained therein.

Witness my hand and official seal at office, this 2nd day of March, 2015.

Notary Public

My Commission Expires: 11/06/2017