PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20150018164 DEEDQC
Recvd: 03/12/15 14:54 2 pgs
Fees:12.00 Taxes:0.00
20150312-0021438

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or We, hereby swear or affirm that the actual Consideration for this transfer or value of the Property transferred, whichever is greater is $0.00. Which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

Affiant: Coreen Newcomb

Subscribed and sworn before me, this, the 5th, day of March, 2015.

Notary Public: _____
My Commission Expires:

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
Joseph John Bauer, Trustee	New Owner	053-16-0-054.00
912 Calib Ct. #B-100		
Franklin, TN 37067		

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **KEVIN L. HARRIS, A MARRIED MAN**, (hereinafter referred to as "**GRANTOR**") does quitclaim and convey all of his undivided right, title and interest to the hereinafter described property to **JOSEPH JOHN BAUER, TRUSTEE OF THE BAUER 1995 REVOCABLE TRUST U/A/D DECEMBER 2, 1995**, (hereinafter referred to as "**GRANTEE**") its heirs and assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee, being the westerly 70 feet of lot No. 18 Section II on the Plan of Life and Casualty Insurance Company's Subdivision of Dabbs and Elliott Property in Dupontonia, Old Hickory, Tennessee, of record in Book 843, page 56, Register's Office for Davidson County, Tennessee, described as follows:

Said part of said lot fronts 70 feet on the northern side of Old Hickory Boulevard and runs back between parallel lines 725 feet to a dead line.

Included in the above description, but excluded therefrom is a portion of the above described premises having been conveyed to the State of Tennessee by Right of Way Deed recorded in Book 4991, page 763, Register's Office for Davidson County, Tennessee, described as follows:

Being a part of Lot 18, Section 2, on the Plan of Life and Casualty Insurance Company Subdivision, of record in Book 843 page 56, described as follows:

Beginning at the point of intersection of the Northeast margin of Old Hickory Boulevard (State Route 45) and the Southeast boundary of the James Grisham property, thence along the said boundary North 44 degrees 15 minutes East 5 feet more or less to a point, thence South 45 degrees 45 minutes East 70 feet more or less to a point, thence South 44 degrees 15 minutes West 5 feet more or less to a point in the said margin, thence along the said margin North 45 degrees 45 minutes West 70 feet more or less to the point of beginning and containing 350 square feet.

Being the same property conveyed to Kevin L. Harris, a married man, by Warranty Deed from James R. Morrison, dated August 30, 2007, as of record in Instrument No. 20070907-0107488, Register's Office for Davidson County, Tennessee.

Tracy L. Harris joins in the execution of this instrument for the purpose of conveying her interest, marital or otherwise, if any, in the above-described tract or parcel of land.

This is improved property commonly known as: **3610 Old Hickory Blvd., Old Hickory, TN 37138**

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

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

IN WITNESS WHEREOF, this document was executed this 5th day of March, 2015.

KEVIN L. HARRIS

TRACY L. HARRIS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **KEVIN L. HARRIS AND TRACY L. HARRIS,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed this instrument for the purposes contained therein.

Witness my hand and official seal at office, this 5th day of March, 2015.

NOTARY PUBLIC

My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016