QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20150020710 DEEDQC
Recvd: 03/20/15 16:08 2 pgs
Fees:12.00 Taxes:0.00

20150320-0024449

B-CM-15-309

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

RUDY TITLE & ESCROW
2012 21ST AVE. S
NASHVILLE, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brittany Ryan and Tyler Rendleman	**Community Mortgage, LLC DBA Community Mortgage Advisors**	
(NAME)	(NAME)	
309 Broadmoor Drive,	**19045 E Valley View Parkway Ste F**	**061-01-017.00**
(ADDRESS)	(ADDRESS)	
Nashville, 37216	**Independence, MO 64055**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **BRITTANY RYAN AND TYLER RENDLEMAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRITTANY RYAN AND TYLER RENDLEMAN, WIFE AND HUSBAND** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 12th Civil District of Davidson County, Tennessee, being part of the Easterly half of Lot No. 3 on the unrecorded subdivision of a tract of land conveyed by Sue S. Cloyd to T.H. Wilhoite by deed of record in Book 782, Page 798, Register's Office for said County, described according to a survey make by Wm. Collier Parrish Associates, Civil Engineers, December 16, 1960, as follows:

Beginning at an iron stake on the Northerly margin of Broadmoor Drive, at the intersection of the Western boundary line of the property conveyed to A.T. Sledge and wife, by deed from T.H. Wilhoite and wife, as of record in Book 853, Page 137, Register's Office, and the Northerly margin of said Drive; thence with the Northerly margin of said Drive, North 87 degrees 30 minutes West 128.7 feet to an iron stake in the Eastern boundary line of the property conveyed to Connie Maud Cantrell Hensley by deed from Wm. L. Gray and wife, as of record in Book 1558, Page 485, said Register's Office; thence with said Hensley's Eastern boundary line, North 2 degrees 11 minutes East 300 feet to an iron stake at the Southwest corner of the property conveyed to Castleman Construction Company, by deed from Reba Pulley Bradford Deason and husband, of record in Book 3401, Page 327, said Register's Office; thence with the said Company's Southern boundary line, North 81 degrees 11 minutes East 132.94 feet to an iron stake in said Sledge's Western boundary line; thence with same, South 2 degrees 30 minutes West 326.07 feet to the beginning.

INCLUDED IN BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is the following description by Deed to the State of Tennessee of record in Book 4949, Page 493, said Register's Office:

Parcel I
Beginning at the point of intersection of the North margin of Broadmoor Runs and the East boundary of the Glendon L. DeCoursey property, thence along the said East boundary North 6 degrees 41 minutes 12 seconds East 16.00 feet to a point, thence South 83 degrees 49 minutes 18 seconds East 128.69 feet to a point, thence South 6 degrees 37 minutes 57 seconds West 16.00 feet to a point, in the said North margin, thence along the said North margin North 83 degrees 49 minutes 18 seconds West 128.7 feet to the point of beginning.

Parcel II
Beginning at the point of intersection of the East boundary of the Robert B. Smith property and the South boundary of the Earnest C. Deerman property, thence along the said South boundary North 85 degrees 00 minutes 42 seconds East 131.10 feet to a point thence South 6 degrees 37 minutes 57 seconds West 30.54 feet to a pint, thence along a curve left having a radius of 1120.92 feet Westwardly for 105.01 feet to a point, thence South 85 degrees 00 minutes 42 seconds West 25.26 feet to a point in the Smith East boundary, thence along the said East boundary North 6 degrees 41 minutes 12 seconds East 25.53 feet to the point of beginning.

The above described property is to be used for the construction of a controlled access highway and all right of

ingress and egress to, from and across the same to and from abutting lands is hereby conveyed. However, access is provided to an access road described in Parcel 2 above.

The land upon which the drainage facility is to be constructed is to remain the property of the undersigned and may be used for any purpose desired, provided such use does not interfere with the use or maintenance of the drainage facility.

Beginning at the point of intersection of the Smith East boundary and the South margin of the access road described in Parcel 2 above, thence along the said South margin Westwardly 130.27 feet to a point, thence South 6 degrees 37 minutes 57 seconds West 20.81 feet to a point, thence South 86 degrees 41 minutes 25 seconds West 130.42 feet to a point in the said East boundary, thence along the said East boundary North 6 degrees 41 minutes 12 seconds East 21.93 feet to the point of beginning and containing 2909 square feet.

Being the same property conveyed by Warranty Deed from Ruby M. Robinson, unmarried to Brittany Ryan, an unmarried woman, and Tyler Rendleman, an unmarried man, as tenants in common with right of survivorship as recorded on the 29th day of April, 2013 in Instrument No. 20130429-0042530 and Warranty Deed from Harold O. Robinson and wife, Ruby M. Robinson to Ray D. Osborne and wife, Georgia O. Osborne as recorded in Deed Book 3618, Page 386, in the Register's Office of Davidson County, Tennessee. Brittany Ryan and Tyler Rendleman, having since married.

This is **improved** property known as: **309 Broadmoor Drive, Nashville, Tennessee 37216**.

Witness my/our hand(s) this the 13 day of March, 2015.

Brittany Ryan

Brittany Ryan

Tyler Rendleman

Tyler Rendleman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRITTANY RYAN, AND TYLER RENDLEMAN, the within named bargainor, 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, this the 13th of March, 2015.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

