BILL GARRETT, Davidson County
Trans:T20150020907 DEEDQC
Recvd: 03/23/15 11:02 2 pgs
Fees:12.00 Taxes:0.00
20150323-0024666

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed on March 23, 2015, by the Grantor, Mary Walker Barnes, unmarried, whose mailing address is 1868 Bakers Grove Rd., Hermitage, TN 37076, to the Grantees, a married couple, Karl R. Montgomery and Lori A. Montgomery, husband and wife, whose mailing address is 1866 Bakers Grove Rd., Hermitage, TN 37076 under the terms and conditions specified hereunder.

Both Grantor and Grantee WITNESSETH, that the Grantor, does hereby remise, release, convey, bargain and sell unto the said Grantee, and to the Grantee's heirs, legal representatives, and assigns, forever, all the title, right, interest and claim which the Grantor has in the following described parcel of land, and improvements and appurtenances thereto located at 1866 Bakers Grove Road, Hermitage, County of Davidson, TN 37076 and being further described as follows:

Beginning at iron pin in the northerly margin of Bakers Grove Road, this being the most southeasterly corner of a tract of land owned by H.W. McMenaway; thence along the north margin of Bakers Grove Road N 84 degrees 32' 44" W 189.55 feet to a concrete monument, the beginning of a curve as follows: A-10 degrees 29' 00"; R-540.25'; T-94.56': L-98.70': C-98.70; thence continuing with the curve to a second concrete monument; thence with said margin N 77 degrees 07' 19" W 226.25 feet to an iron pin, leaving said margin with the line of Michael and Denise Ray and H.W. McMenaway N 13 degrees 44' 41" E – 556.21 feet to an iron pin; thence S 76 degrees 18' 34" E -427.90 feet to a point, on an ingress and egress easement line; thence S 04 degrees 28' 20" W – 522.77' on a new line with H.W. McMenaway to the point of beginning. This tract of land contains 5.89 acres, more or less.

Being the same property conveyed to Mary Walker Barnes from Steven Dwight Barnes by Quitclaim Deed dated January 2, 2007 and of record in Instrument No. 20070125-0010530, Register's Office for Davidson County, Tennessee.

Assessor's Property Tax Parcel/Account Number: 123-00-0/093.00

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

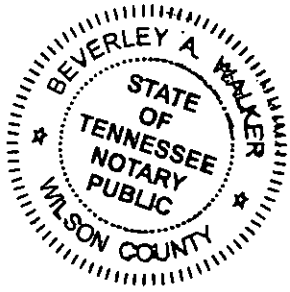
GRANTOR

Mary Walker Barnes

STATE OF TENNESSEE }
COUNTY OF WILSON }

On March 23, 2015, before me personally appeared Mary Walker Barnes, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Signature

My Commission Expires: 8-16-15

OATH OF CONSIDERATION

STATE OF TENNESSEE

COUNTY OF WILSON

I hereby swear or affirm that the actual consideration for this transfer for tax purposes is $0.00.

Subscribed and sworn before me this 23rd day of March, 2015.

Affiant



Notary Public

My commission expires: 8-16-15

Prepared by and Return to:
Karl R. Montgomery
1866 Bakers Grove Rd.
Hermitage, TN 37076

Taxable Party:
Karl R. Montgomery and Lori A. Montgomery
1866 Bakers Grove Rd.
Hermitage, TN 37076