BILL GARRETT, Davidson County
Trans:T20150022750 DEEDQC
Recvd: 03/30/15 08:37 2 pgs
Fees:12.00 Taxes:0.00
20150330-0026823

ADDRESS NEW OWNERS AND SEND TAX BILLS:

**HELEN J. WAGGONER**
**P.O. Box 551**
**Goodlettsville, TN 37070-0551**

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

**MAP PARCEL NUMBER:**
**18 - 24**

## QUITCLAIM DEED

This instrument is made and entered into this the 25Th day of March, 2015, by and between **HELEN J. WAGGONER,** GRANTOR and **HELEN J. WAGGONER,** GRANTEE.

**WITNESSETH:**

THAT FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTOR hereby conveys, transfers, remises, releases, relinquishes and quitclaims to GRANTEE, her heirs, successors and assigns all of GRANTOR'S right, title and interest in and to the following described real estate, to wit:

**TRACT 1:**

LAND in the 10th Civil District of Davidson County, Tennessee, described according to a survey by William Harold Martin, dated July 16, 1975, as follows:

BEGINNING at an iron pin located 575.7 feet from an iron pin in the north margin of Brick Church Pike; thence S 89° 10' West 232.00 feet to a point; thence N 00° 20' E 1220.00 feet to an iron pin; thence S 89° 10' W 105 feet to an iron pin; thence N 0° 20' E 330 feet to an iron pin; thence S 89° 15' E 330 feet to an iron pin; thence S 0° 00' 1510 feet to the point of beginning containing 8.82 acres, more or less.

**TRACT 2:**

LAND in the 10th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin in the northerly margin of Brick Church Pike located 3,165 feet, more or less, from the intersection of said Pike and Hitt Lane; thence along the margin of said Pike, S 78° 4' W 52.2 feet; thence leaving said Pike, N 4° 54' E 540.7 feet to a point; thence S 89° 10' W 182.00 feet to an iron pin in the line of Lee Wayne Waggoner; thence with the line of said Waggoner, N 00° 20' E 50 feet to a point; thence N 89° 10' E 232.00 feet to a point; thence S 4° 54' W 575.7 feet to the point of beginning.

BEING the same property conveyed to Robert J. Waggoner and wife, Helen J. Waggoner, by deed from Rosie Mai Waggoner, recorded July 23, 1980 in Book 5627, Page 943, Register's Office for Davidson County, Tennessee. Robert J. Waggoner having died on January 2, 2008.

* The conveyance of Tract 2 is subject to a mutual easement for ingress and egress as set out in deeds of record in Book 4758, Page 306; Book 4936, Page 348; Book 4936, Page 352, said Register's Office, and any other easements of record for ingress and egress.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 5456 Brick Church Pike, Goodlettsville, Tennessee 37072.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on the date first above written.

Helen J. Waggoner
HELEN J. WAGGONER

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county and state, HELEN J. WAGGONER, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Diane Ladd
NOTARY PUBLIC

My Commission Expires: 10-18-16

DIANE LADD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Helen J. Waggoner
AFFIANT

Subscribed and sworn to before me, this the 25 day of March, 2015.

Diane Ladd
NOTARY PUBLIC

My Commission Expires: 10-18-16

DIANE LADD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
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