THIS INSTRUMENT PREPARED BY:
Barbara Fisher Henry
Attorney At Law
Washington Square, Suite 204
214 Second Avenue North
Nashville, Tennessee 37201

BILL GARRETT, Davidson County
Trans:T20150026605 DEEDQC
Recvd: 04/09/15 13:08 3 pgs
Fees:17.00 Taxes:0.00
20150409-0031346

Address New Owner:	Send Tax Bills To	Map-Parcel Number
Michael McKeon 8019 Old Charlotte Pike Nashville, TN 37209	Same	Map 113 Group Parcel 214

QUITCLAIM DEED

For no monetary consideration and pursuant to a Final Decree of Divorce of the Fourth Circuit Court for Davidson County, Tennessee, the matter styled, Tressa McKeon v. Michael McKeon, bearing Docket No. 14D-1870, Tressa McKeon, transfers and conveys to Michael McKeon, his heirs and assigns, all of her right, title and interest in and to certain real property located in Davidson County, Tennessee, and more particularly described as follows:

A tract of Land in the 35th Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, lying along the southerly margin of Old Charlotte Pike and being more particularly described according to a survey prepared by James Terry & Associates, dated March 22, 2006, Job Number 2006 017 and proceeding as follows:

Beginning at a point in the centerline of Old Charlotte Pike at the northeasterly property corner of a tract of land conveyed to Luke Keown as of record in Instrument No. 20010806-0084010, Registers Office for Davidson County, Tennessee, thence:

1. With the centerline of Old Charlotte Pike north 80 degrees 16 minutes 37 seconds east, 175.25 feet to a point; thence
2. South 71 degrees 45 minutes 36 seconds east, 99.29 feet to a point; thence
3. South 41 degrees 05 minutes 26 seconds east, 223.28feet to a point; thence
4. Leaving said centerline and with a new severance line through which this tract is a part of, north 80 degrees 32 minutes 36 seconds west, 179.80 feet to an iron rod (new); thence
5. South 51 degrees 40 minutes 26 seconds west, 236.75 feet to an iron rod (new); thence
6. South 00 degrees 33 minutes 17 seconds east, 68.54 feet to an iron rod (new); thence

7. South 89 degrees 26 minutes 43 seconds west, 40.00 feet to a break in the fence line in the easterly property line of the aforementioned Luke Keown property; thence

8. With the easterly property line of said Keown, and generally with the fence, north 00 degrees 33 minutes 17 seconds west, 158.28 feet to a break in the fence line; thence

9. North 02 degrees 02 minutes 30 seconds west, passing through a large painted post at 190.54 feet, for a total distance of 216.52 feet to the point of beginning and containing 80,000 square feet or 1.836 acres more or less as calculated by the above courses and distances.

The above described tract is subject to the current right of way of Old Charlotte Pike as shown hereon.

Being the same property conveyed to Mike and Tressa McKeon by Quitclaim from Frank McKeon and Kathleen McKeon dated April 4, 2006 and recorded at Instrument No. 20060906-0109899 in the Davidson County Register of Deeds Office.

This is improved property located at 8019 Old Charlotte Pike, Nashville, Tennessee 37209.

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

AND NOW, I, Tressa McKeon hereby quitclaims and conveys unto Michael McKeon his heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the property.

In witness whereof, I have set my name this the 1st day of April, 2015.

Tressa A. McKeon
TRESSA McKEON

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, TRESSA McKEON, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee on this 1st day of April, 2015.

Barbara Fisher Henry
NOTARY PUBLIC

My Commission Expires: 5/8/2017

BARBARA FISHER HENRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ zero (-0-).

AFFIANT

Subscribed and sworn to before me

this 9th day of April, 2015.

NOTARY PUBLIC

My Commission Expires: 5/8/2017

