*THIS INSTRUMENT PREPARED BY:*
*Grayson Smith Cannon, Esq.*
***PHILLIPS & INGRUM***
*117 East Main Street*
*Gallatin, Tennessee 37066*
*(615) 452-8030*

BILL GARRETT, Davidson County
Trans:T20150040169 DEEDQC
Recvd: 05/22/15 14:40 3 pgs
Fees:17.00 Taxes:0.00
20150522-0047624

Based on information provided by the parties.

## QUITCLAIM DEED

| Address of New Owner | Send Tax Bills to: | Map and Parcel No. |
|---|---|---|
| Bobby G. Overstreet, et al. | Same | Map 70-13-0, Parcel 5 |
| 122 Coarsey Boulevard | | Map 70-13-0, Parcel 6 |
| Hendersonville, TN 37075 | | Map 69-16-0, Parcel 15 |

STATE OF TENNESSEE )
COUNTY OF SUMNER )

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

Sworn to and subscribed before me, this 18 day of May, 2015.

JENNIFER SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Bobby Overstreet
AFFIANT

Jennifer Smith
NOTARY PUBLIC

My Commission Expires: 5/6/18

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named "Grantee" and other good and valuable consideration, the receipt of which is hereby acknowledged, I, BOBBY G. OVERSTREET "Grantor," by these presents, do hereby quitclaim and convey ***a two-ninths (2/9) interest <u>each</u>*** unto MARIA L. OVERSTREET, LISA K. OVERSTREET and KRISTI K. HUFFINE, "Grantee," their heirs and assigns, in and to the following described property in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A"

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

This is improved property known as 3400 Clarksville Highway, Nashville, Tennessee 37218.

WITNESS my hand this 18 day of May, 2015.

**BOBBY G. OVERSTREET**

STATE OF TENNESSEE )
)
COUNTY OF SUMNER )

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, BOBBY G. OVERSTREET, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of May, 2015.

**NOTARY PUBLIC**

My Commission Expires: 3/6/18

JENNIFER SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

**TRACT NO. I:**

Land in Davidson County, Tennessee and further described as follows:

Beginning on the northerly margin of the Clarksville Highway in the westerly line of the property conveyed to Dr. John J. Lentz by deed form J. W. Coleman, et ux, of record in Book 1044, page 393, said Register's Office; thence with the northerly margin of said highway, westwardly 100 feet; thence N 37 ½ deg. E 150 feet; thence eastwardly and parallel with said highway 100 feet to said Lentz' westerly line; thence with same S 37 ½ deg. W 150 feet to the beginning.

**TRACT NO. II:**

Land in Davidson County, Tennessee and further described as follows:

Beginning on the northeasterly margin of Highway No. 112 in the easterly line of the Coleman property; thence with Coleman's easterly line northwardly 300 feet; thence southeastwardly 40 feet to the westerly line of the Bond property; thence with Bond's westerly line southwardly 373 feet to the northeasterly margin of said highway; thence with said highway northwestwardly 268 feet to the beginning, containing 1.06 acres, more or less.

**TRACT NO. III:**

Land in Davidson County, Tennessee, being Lot No. 17 on the plan of Resha Heights of record in Book 1424, page 110, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Beginning at a point on the westerly side of Summit Avenue, the same being the common corner of Lots Nos. 16 and 17; thence with the westerly margin of Summit Avenue, southwardly 190 feet to a concrete monument; thence to the right around a curve 31.96 feet to a monument in the northerly margin of State Highway No. 112; thence North 0 deg. 50' east 244.5 feet to a point, the same being the common corner of Lot Nos. 16 and 17; thence eastwardly with the dividing line between Lot Nos. 16 and 17, 125.4 feet to the point of beginning.

**INCLUDED BUT EXCLUDED** in the above description therefrom is that portion thereof is that property conveyed to the State of Tennessee as set out in the Final Judgment of record Book 6711, age 391 as corrected in Book 6711, page 395, said Register's Office, described as follows:

PARCEL I:
Beginning at the point in the present northeast margin of Clarksville Pike (S.R. 12, U.S. 41-A), said point being 57.47 feet right at stations 93+06.16; thence with the proposed right-of-way north 81 deg. 53" 44" East 34.94 feet to a point; thence with the northwest margin of Summitt Avenue South 30 deg. 06' West 20 feet, more or less, to a point; thence with a radius curve right 27 feet, more or less, to a point; thence North 04 deg. 40' East 18 feet, more or less to the point of beginning.

PARCEL II:
Beginning at the point of intersection of the northeast margin of Clarksville Pike (S.R. 12, U.S. 41-A)and the southeast boundary of the Charles Galbreth property; thence with the said southeast boundary North 41 deg. 03' East 4 feet, more or less, to a point; thence with the proposed right-of-way South 53 deg. 49' 46" East 135 feet, more or less, to a point; thence South 36 deg 50' 08" West 5 feet, more or less, to a point; thence with the said northeast margin North 53 deg. 09' 52" West 136 feet, more or less, to the point of beginning.

Being the same property conveyed to Bobby G. Overstreet by Quitclaim Deed from Maria L. Overstreet, Lisa K. Overstreet, Kristi K. Huffine and Johnny Huffine, of record as Instrument No. 20150331-0027858, Register's Office for Davidson County, Tennessee.