BILL GARRETT, Davidson County
Trans:T20150065425 DEEDQC
Recvd: 08/06/15 14:55 5 pgs
Fees:27.00 Taxes:0.00
20150806-0078563

QUIT CLAIM DEED

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Debra V. McQuitty P.O. Box 127 Whites Creek, TN 37189	NEW OWNER	031.00-0-072.00 and 032.00-0-154.00

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC.
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-0-

Debra V. McQuitty
Affiant

Subscribed and sworn to before me, this the 23 day of ~~June~~ July, 2015.

HEATHER R. CALVIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2018

Notary Public

My Commission Expires: 11/5/18
(Affix Seal)

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **DEBRA V. & ROCKY MCQUITTY, HUSBAND AND WIFE,** their heirs and assigns, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **DEBRA V. MCQUITTY, TRUSTEE, OR THE SUCCESSORS TRUSTEE OF THE DEBRA V. MCQUITTY REVOCABLE TRUST DATED JUNE 3, 2015,** hereinafter called the Grantee, its successors and assigns, all of Grantor's interest in and to a certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows: to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

This is improved property located at: 2323 Ingram Road, Whites Creek, TN 37189.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, this instrument has been executed this 23rd day of ~~June~~ July, 2015.

Debra McQuitty

Debra McQuitty

Rocky McQuitty

Rocky McQuitty

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Debbie McQuitty and Rocky McQuitty, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23 day of ~~June~~ July, 2015.

Notary Public

My commission expires: 11/5/18

HEATHER R. CALVIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2018

EXHIBIT "A"
LEGAL DESCRIPTION

Map & Parcel No: 032.00-0-154.00

Being a parcel of land in the 1st Civil District of Davidson County, Tennessee and located at the north end of Ingram Road and east of Lickton Pike and being more particularly described as follows:

Beginning at a point, an iron pin located in the east margin of and at the north end of Ingram Road, said point being the southwest corner of the property herein described, and said point being along the west side of parcel 153, said parcel belonging to Demonbreun as evidenced in Deed Book 7659, page 959, Register's office for Davidson County, Tennessee, thence:

1. Crossing the north end of Ingram Road, North 45 degrees 36' 44" West a distance of 29.05 feet to an iron pin, said pin being the southeast corner of parcel 73, said parcel belonging to Albert as evidenced in Deed Book 4013, page 484, Register's Office for Davidson County, Tennessee, thence:

2. Severing a triangular piece of property belonging to said Albert Tolbert as transferred from Shearron's parcel 72, North 36 degrees 33' 37" East a distance of 57.16 feet to an iron pin in the south line of the remainder of said parcel 72, thence:

3. Continuing along the said common south line of said remainder of parcel 72, passing an iron pin at the original southeast corner of parcel 72 at 25.95 feet, South 82 degrees 55' 55" East a total distance of 48.68 feet to an iron pin. Said pin being the southeast corner of a triangular piece of property belonging to Shearron as transferred from Albert Tolbert, and said pin being an interior corner of the property herein described, thence;

4. Continuing along the common east line of said parcel 72, North 18 degrees 33' 50" East a distance of 218.64 feet to an iron pin, said pin being the northeast corner of said parcel 72, and said corner being an interior corner of the property herein described, thence:

5. Continuing along the common north line of said Parcel 72, North 46 degrees 02' 40" West a distance of 430.00 feet to a new iron pin, said pin being the northwest corner of the property herein described, thence:

6. Severing the west end of parcel 154, North 17 degrees 15' 25" East a distance of 160.66 feet to a new iron pin, said iron pin being the south line of Davidson County Tax Map 23, parcel 95 as evidenced in Deed Book 8469, page 118, said pin being the northernmost corner of the property described herein and said point being the northeast corner of the remainder of Albert Tolbert, thence:

7. Leaving Albert Tolbert's new east line and with the south line of said parcel 95, South 81 degrees 49' 08" East a distance of 400.00 feet to an iron pin, said pin being at the southeast corner of said parcel 95, and said iron pin being the southwest corner of Davidson County Tax Map 24, parcel 22 as evidenced in Deed Book 7961, page 895, thence:

8. Continuing along the south line of said parcel 22, South 80 degrees 32' 45" East a distance of 353.97 feet to an iron pin, said pin being the northeast corner of the property herein described and said pin being the northwest corner of the aforementioned parcel 153 of Demonbruen, thence:

9. Along the east line of the property herein described and with the west line of parcel 153, South 34 degrees 48' 49" West a distance of 732.55 feet to a new iron pin, said pin being the southeast corner of the property herein described , and said pin being the northeast corner of a triangle of driveway property being transferred to Demonbruen, thence:

10. Continuing along the south line of the property herein described and with the north line of the driveway triangle, North 81 degrees 52' 11" West a distance of 169.66 feet to an iron pin at the west end of the driveway triangle, and said iron pin being the northwest corner of a portion of parcel 153 iron pin, said pin being the southeast corner of the property described herein, and said pin being in a curve to the right, thence:

11. With said curve to the right (said curve having radius of 50.00, and having a chord of South 42 degrees 32' 31" West and a chord distance of 6.54 feet, and having a delta angle of 07 degrees 29' 39") a curve length of 6.54 feet to an iron pin at the end of the curve to the right, said pin being in the west line of parcel 153 and in the east line of the property herein described, thence:

12. Along the east line of the property herein described and with the west line of parcel 153, South 47 degrees 09' 43" west a distance of 32.48 feet to an iron pin, the beginning, containing 6.479 acres, more or less, according to a survey by Jesse E. Walker, RLS, PE.

Included in the above description, but expressly EXCLUDED from this conveyance is the following described property.

Being a tract of land in the 11th Civil District of Davidson County, Tennessee, and located east of the end of Ingram Road and being more particularly described as follows:

Beginning at an iron pin located at the southeast corner of parcel 154 as shown on Davidson County Tax Map 32, said corner being a common corner to parcel 153 on said map, and said parcel 153 belonging to Jimmy W. Demonbruen and wife, Debra V. Demonbreun as evidenced in Deed Book 7695, page 995, Register's Office for Davidson County, Tennessee, thence:

1. Along the south line of the herein described property, North 73 degrees 50' 40" West a distance of 160.00 feet to an iron pin at the east margin of Ingram Road, and said iron pin being the southwest corner of parcel 154, and said iron pin being the common corner to parcel 153 & 154 at said east margin of Ingram Road, thence:

2. Severing parcel 153 and along the north line of the herein described parcel, South 81 degrees 52' 11" East a distance of 169.66 feet to a new iron pin in the east line of parcel 153, said iron pin being in the west line of parcel 154, thence:

3. Along the common line of parcel 153 & 154, said line being the east line of the herein described parcel, South 34 degrees 48' 49" West a distance of 25.00 feet to an iron pin, the beginning,

containing 1894 square feet, more or less, based upon a land survey by Jesse E. Walker Engineering dated May 12, 1999.

Map & Parcel No: 031.00-0-072.00

Land lying and being in the 10th civil district of Davidson County, TN, and described according to an unrecorded survey made by Southern Land Surveying Co. Inc. April 14, 1966, and as shown as Tract 1 on said survey, described as follows, to wit:

Beginning at a sycamore tree located on the easterly margin of Ingram Road, said point being the southeast corner of Tract No. 1 and the northeast corner of Tract No. 2; thence North 49 degrees 41 minutes West 460.00 feet to a point; thence North 21 degrees 42 minutes East 300.00 feet to a point; thence South 49 degrees 51 minutes East 460.00 feet to a point; thence South 21 degrees 42 minutes West 300.00 feet to a point of beginning, and containing 3.0 acres, more or less.

Being the same property conveyed to Debbie & Rockie McQuitty, husband and wife by Quitclaim Deed from Mark A. Tolbert & Linda S. Tolbert, Trustees of the Mark A. Tolbert and Linda S. Tolbert Revocable Inter-vivos Trust U/A/D November 22, 2005, dated June 3, 2014, recorded June 6, 2014, of record in Instrument No. 20140606-0049612, Register's Office for Davidson County, Tennessee.