BILL GARRETT, Davidson County
Trans:T20150070658 DEEDQC
Recvd: 08/21/15 08:47 3 pgs
Fees:17.00 Taxes:0.00
20150821-0084359

ADDRESS NEW OWNER:
Samuel C. Lockett
2965 Owen Dale Dr.
Antioch, TN 37013

SEND TAX BILLS:
2965 Owen Dale Dr.
Antioch, TN 37013

Map-Parcel No: 07412004700

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Rita S. Lockett,** hereinafter called the Grantee(s) her heirs and assigns, by these presents do hereby transfer and convey unto **Samuel C. Lockett**, his heirs and assigns, all her right, title and interest in and to the following parcel of real estate situated in Davidson County, Tennessee, and more particularly described as follows, to wit:

> BEING Lot No. 616 on the Plan of Sec. VI, Hermitage Hills as of record in Book 3300, page 10; Register's Office for said County, and described as follows: BEGINNING at a point in the westerly margin of Bonnawood Court, at the corner of Lots 616 and 617; thence with the line between said lots, northwesterly 153.3 feet to a point; thence northeasterly 126.06 feet to the southerly margin of Bonnawood Drive; thence with the same, partly around a slight curve, 97.2 feet to the beginning of a curve, thence around said curve, southeasterly 36. 75 feet to the westerly margin of Bonnawood Drive; thence with the margin of the same, southerly 76.38 feet to the point of beginning.
>
> BEING the same property conveyed to Samuel C. Lockett and wife, Rita S. Lockett, by deed from James Leonard Fraser and wife, Geraldine B. Fraser, as of record in Book 3326, page 27, Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to James Leonard Fraser and wife, Gerldine B. Fraser, by deed from A.H. Johnson and wife, as of record in Book 3315, page 407, said Register's Office.

This conveyance is subject to any and all restrictive covenants, easements, and setback lines that are applicable to the above-described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This property is improved property known as 427 Bonnawood Drive, Hermitage, Tennessee 37076.

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.
Witness my hand this 17th of August, 2015.

Rita S. Lockett
RITA S. LOCKETT

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RITA S. LOCKETT**, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness my hand and official seal at office this 17th day of August, 2015

My Commission expires: _____ Ruth D. Wakefield
Notary Public

RUTH D. WAKEFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2018

STATE OF TENNESSEE)
COUNTY OF _____)

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

Rita S. Lockett
AFFIANT

Subscribed and sworn to before me this 17th day of August, 2015.

Ruth D. Wakefield
NOTARY PUBLIC

RUTH D. WAKEFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2018

My Commission Expires:_____

This Instrument was Prepared By:
Yancy Belcher, Attorney
2306 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122
(615) 773-2889