BILL GARRETT, Davidson County
Trans:T20150092170 DEEDQC
Recvd: 10/29/15 10:13 2 pgs
Fees:12.00 Taxes:0.00
20151029-0110072

This Instrument Prepared By and Returned To:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Ste 220
Nashville, TN 37215

Address New Owners:	Send Tax Bills To:	Map/Parcel Numbers:
Kevin Anderson **1075 Garland Hollow Road** **Pegram, TN 37143**	**Same**	**Map 88 00 0** **Parcel 052.00**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Joann Harris, Unmarried,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Kevin Anderson and Winter Anderson husband and wife,** their heirs and assigns, in and to the following tract of land in **Davidson County, Tennessee**, described as follows, to-wit:

Land in the Second Civil District of Davidson County, Tennessee, being a portion of the property conveyed to Austin Power Company by deed from Jessie L. Anderson and Rubye O. Anderson, dated August 2, 1989, as recorded in Deed Book 7905, Page 551, Register's Office for said county and more particularly described as follows:

Beginning at an iron pin on the easterly side of Garland Hollow Road, the southwest corner of the property conveyed to Thomas R. Smith as recorded in Deed Book 7483, Page 859, Register's Office for Davidson County, Tennessee: thence along the southerly line of said Smith North 61 deg. 34 minutes 34 seconds East, 1,065.03 feet to an iron pin; thence along said Smith's easterly line North 29 deg. 23 minutes 17 seconds West, 206.16 feet to an iron pin; thence along the new lines North 61 deg. 34 seconds 26 minutes East, thence South 39 deg. 7 minutes 15 seconds West , 365.59 feet to an iron pin; thence South 82 deg. 40 minutes 18 seconds West, 79.08 feet to an iron pin; thence South 53 deg. 12 minutes 34 seconds West, 204.77 feet to an iron pin; thence South 57 deg. 35 minutes 20 seconds West 288.76 feet to an iron pin; thence South 8 deg. 13 minutes 36 seconds West, 109.99 feet to an iron pin; thence South 28 deg. 57 minutes 22 second West. 133.81 feet to an iron pin on the northerly side of aforesaid Garland Hollow Road; thence with said road South 83 deg. 56 minutes 35 seconds West, 4.43 feet to the beginning of a curve; thence along a curve to the right, having a radius of 229.83 feet, a distance of 98.47 feet; thence North 71 deg. 30 minutes 37 seconds West, 13.17 feet; thence along a curve to the right, having a radius of 160.00 feet, a distance of 123.26 feet; thence North 27 deg. 33 minutes 19 seconds West, 144.67 feet to the point of beginning and containing 5.006 acres, more or less, pursuant to survey of John Kohl Company, Patrick Coode, Surveyor, dated June 6, 1989.

Being the same property conveyed to Kevin Anderson and wife, Winter Anderson and Joann Harris, unmarried, by Warranty Deed from Robert J. Corrigan, unmarried, filed for record on July 14, 2014 as Instrument No. 20140714-0061740, Register's Office for Cheatham County, Tennessee.

Property known as: 1075 Garland Hollow Road, Pegram, TN 37143.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 26th, **day of October, 2015.**

Joann Harris

Joann Harris

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within name, **Joann Harris**, the 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 official seal this the 26th **day of October, 2015.**

Rhonda S. Rutherford

NOTARY PUBLIC

RHONDA S. RUTHERFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/3/2017

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Joann Harris

(Affiant)

Subscribed and sworn to before me, this 26th **day of October, 2015.**

Rhonda S. Rutherford

NOTARY PUBLIC

RHONDA S. RUTHERFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/3/2017