THIS INSTRUMENT PREPARED BY:
FREEDOM TITLE SERVICES, LLC
109 HAZEL PATH, SUITE 2
HENDERSONVILLE, TN 37075

MAP.GROUP.PARCEL: 051-00-0/017.00 & 051-00-0/199.00

NEW OWNERS:
ANNE C. ALMAND
800 OLD DUE WEST
MADISON, TN 37115

SEND TAX BILLS TO:
New Owners

BILL GARRETT, Davidson County
Trans:T20150092832 DEEDQC
Recvd: 11/02/15 08:55 3 pgs
Fees:17.00 Taxes:0.00
20151102-0110896

QUITCLAIM DEED

This instrument was prepared from information provided by the parties. No title search was performed and no warranties are made by the drafter. By signing this document, both parties acknowledge that no legal or tax advice was rendered by the drafter.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, **ANNE C. ALMAND,** by this instrument **QUITCLAIMS** all of the interest of Grantor in the hereinafter described property unto **ANNE C. ALMAND,** his heirs and assigns forever, the property described as follows:

LAND LYING IN THE 19TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

PARCEL 1:
BEGINNING AT A SPIKE IN THE CENTERLINE OF DUE WEST AVENUE, BEING THE COMMON CORNER OF THE CHESTNUT HILL APARTMENT'S PROPERTY AND BEING THE SOUTHEAST CORNER OF THE H.H. WINGETT PROPERTY OF RECORD IN BOOK 1645, PAGE 33, REGISTER FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE CENTERLINE OF DUE WEST AVENUE, N 73 DEGREES, 45' W, 200.00 FEET TO A SPIKE; THENCE N 07 DEGREES 00' W, 350.00 FEET TO AN IRON PIN; THENCE S 89 DEGREES 30' E, 200.00 FEET TO AN IRON PIN; THENCE S 04 DEGREES 55' E, 403.10 FEET TO THE POINT OF BEGINNING, CONTAINING 1.66 ACRES, MORE OR LESS.

INCLUDED BUT EXPRESSLY EXCLUDED IS THE RIGHT-OF-WAY OF DUE WEST AVENUE.

BEING THE SAME PROPERTY CONVEYED TO J.T. ALMAND AND WIFE, ANNE C. ALMAND FROM H.H. WINGETT AND WIFE, LULA RUTH WINGETT BY WARRANTY DEED RECORDED ON OCTOBER 4, 1985, IN RECORD BOOK 6675, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID J.T. ALMAND IS DECEASED, DATE OF DEATH SEPTEMBER 19, 1993.

PARCEL 2:
BEING A PARCEL OF LAND IN THE SECOND CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE BOUNDED ON THE SOUTH BY THE REMAINING LAND OF THE H.H. WINGETT TRUST, BOUNDED ON THE WEST BY THE CECIL E. WEBB, ET UX PROPERTY, BOUNDED ON THE NORTH BY THE TERRY W. BURDETTE, ET UX

PROPERTY, BOUNDED ON THE EAST BY THE J.T. ALMAND, ET UX PROPERTY AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PREPARED BY THORNTON & ASSOCIATES, INC., 1615 HAYNES MEADE CIRCLE, NASHVILLE, TN 37207, DATED 3-12-98.

BEGINNING AT A POINT IN THE NORTHWESTERLY MARGIN OF OLD DUE WEST AVENUE, SAID POINT BEING 1,557 FEET, MORE OR LESS, FROM THE WESTERLY MARGIN OF DUE WEST AVENUE;

THENCE A COMMON LINE WITH THE REMAINING LAND OF THE H.H. WINGETT TRUST, N 89 DEGREES 30' 00" W 477.09 FEET;

THENCE A COMMON LINE WITH THE CECIL E. WEBB, ET UX PROPERTY, N 01 DEGREES 54' 52 DEGREES E 358.49 FEET;

THENCE A COMMON LINE WITH THE TERRY W. BURDETTE, ET UX PROPERTY, S 89 DEGREES 30' 00" E 484.00 FEET;

THENCE A COMMON LINE WITH THE J.T. ALMAND, ET UX PROPERTY, SS 01 DEGREES 54' 42" E 323.64 FEET TO AN IRON PIN IN THE NORTHWESTERLY MARGIN OF OLD DUE WEST AVENUE;

THENCE WITH SAID MARGIN AND A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 97 DEGREES 58' 58", A RADIUS OF 26.00 FEET, A LENGTH OF 44.46 FEET, AND A CHORD BEARING AND DISTANCE OF S 49 DEGREES 06' 23" W 39.24 FEET;

THENCE, S 00 DEGREES 06' 54" W 9.07 FEET TO THE POINT OF BEGINNING, CONTAINING 4.059 ACRES, MORE OR LESS.

SUBJECT PARCEL IS ENCUMBERED BY A 300 FOOT WIDE SUB-SURFACE SEWAGE EASEMENT PARALLEL AND ADJACENT TO THE ENTIRE NORTHERLY BOUNDARY, CONTAINING 3.50 ACRES, MORE OR LESS

BEING THE SAME PROPERTY CONVEYED TO ANNE C. ALMAND FROM H.H. WINGETT, A WIDOWER, A/K/A HUGH HENRY WINGETT, TRUSTEE OF THE HUGH HENRY WINGETT TRUST BY QUITCLAIM DEED RECORDED ON APRIL 23, 1998. IN RECORD BOOK 10897, PAGE 608, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THIS DEED IS BEING RECORDED FOR THE PURPOSE COMBINING THE TWO PARCELS.

THIS IS IMPROVED PROPERTY KNOWN AS: 800 OLD DUE WEST, MADISON, TN 37115.

Anne C. Almand
ANNE C. ALMAND

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared the within named, ANNE C. ALMAND, the bargainer with whom I am personally

acquainted, and acknowledged that the foregoing document was executed for the purposes therein contained.

Witness my hand and official seal at HENDERSONVILLE, Tennessee, this the 31st day of OCTOBER, 2015.

DAVID M. HOHLFELD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires:

My Commission Expires:
February 6, 2017

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer is none.

David R. Wingett
AFFIANT

Sworn to and subscribed before me, this 31st day of OCTOBER, 2015.

Notary Public
My Commission Expires:

My Commission Expires:
February 6, 2017

DAVID M. HOHLFELD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY