This Instrument Prepared Without Title Search
From Information Provided by the Parties, by:
DAVID KENNEDY, JR. ATTORNEY AT LAW
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BILL GARRETT, Davidson County
Trans:T20150094905 DEEDQC
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FROM: **BARBARA K. GALBRAITH, a widow**

TO: David Kennedy, Jr., Trustee

AND

FROM: David Kennedy, Jr., Trustee

TO: **JOHN A. LEHMAN and BARBARA K. GALBRAITH, as tenants in common with right of survivorship**

ADDRESS NEW OWNERS:
JOHN A. LEHMAN and
BARBARA K. GALBRAITH
7010 Bonnacrest Drive
Hermitage, TN 37076

SEND TAX BILLS :
SAME AS OWNERS

MORTGAGEE:
NONE

MAP & PARCEL:
07509001500

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, BARBARA K. GALBRAITH, a widow, have bargained and sold and by these presents do quitclaim and convey unto David Kennedy, Jr., hereinafter called the Trustee, his successors and assigns, all of my right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 589 on the Plan of Hermitage Hills, Section VI, a plate of record in Book 3300, Page 10, Register's Office of Davidson County, Tennessee, and described as follows:

Beginning at a point in the westerly margin of Bonnafield Drive, the common front corners of Lot Nos. 589 and 590; thence with the line between said Lot Nos. 589 and 590, westwardly 119.67 feet to a concrete monument at the common rear corners of Lot Nos. 588, 589, and 560; thence with the line between Lot Nos. 588 and 589, 100.77 feet to a point in the southerly margin of Bonnacrest Drive; thence with said margin of said Bonnacrest Drive, 112.66 feet to a concrete monument at the beginning of a curve having a radius of 25 feet; thence around said curve in a right arc, 39.27 feet to a concrete monument in the westerly margin of Bonnafield Drive; thence with the said margin of said Drive, 82.60 feet to the point of beginning.

Being the same property re-conveyed to Barbara K. Galbraith, a widow, from Ruth B. Davis, a widow, by Deed of Correction, dated May 16, 2011, of record as Instrument No. 201105310041334, Register's Office for Davidson County, Tennessee. Note that James T. Davis, Jr., husband of Barbara K. Galbraith, became deceased on January 5, 2003, the subject real property having passed to Barbara K. Galbraith by operation of law arising out of the tenancy by the entirety existing at the time of his death.

This conveyance is subject to any and all Restrictions, Setback Lines, Easements, Rights-of-Way, and all matters shown on the Plan of Record and/or subsequently recorded in the Register's Office for Davidson County, Tennessee.

This is improved real property located at and known as 7010 Bonnacrest Drive, Hermitage, Davidson County, Tennessee, 37076.

And now I, the said **David Kennedy, Jr., Trustee**, for the express purpose of carrying out the intent of this conveyance, as set out above, do hereby quitclaim and convey unto **JOHN A. LEHMAN and BARBARA K. GALBRAITH, as tenants in common with right of survivorship,** all of my right, title and interest in and to the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, defects, if any, and encumbrances as may affect the premises, as set forth above.

IN WITNESS WHEREOF, we have hereunto set our hands this the 27th day of October, 2015.

Barbara K. Galbraith
BARBARA K. GALBRAITH

DAVID KENNEDY, JR., TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the Undersigned Notary Public in and for said County and State, the within named **BARBARA K. GALBRAITH,** 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 Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 27th day of October, 2015.

NOTARY PUBLIC

JULIE O. GRUBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 01/09/2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the Undersigned Notary Public in and for said County and State, the within named **DAVID KENNEDY, JR., Trustee,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 27th day of October, 2015.

NOTARY PUBLIC

JULIE O. GRUBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 01/09/2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

AFFIANT

Subscribed and sworn to before me this 21st day of October, 2015.

NOTARY PUBLIC

My Commission Expires: 01/09/2018

JULIE O. HUBBS NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY, TENN.