BILL GARRETT, Davidson County
Trans:T20150098510 DEEDQC
Recvd: 11/19/15 12:38 3 pgs
Fees:17.00 Taxes:0.00
20151119-0117471

This Instrument was prepared by:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

THIS INSTRUMENT WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO WARRANTY OF TITLE, EITHER EXPRESSED OR IMPLIED.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Rose Marie Miller, married,** has bargained and sold, and by these presents do convey and transfer all right title and interest to **John Thomas Scalf, unmarried,** his heirs and assigns, in and to the following real property in Davidson County, Tennessee, to-wit:

LAND in the 14th Civil District of Davidson County, Tennessee, being part of the Hampton-Tobin 620 acre tract, and being the northwest part of Tract 2, as set out and described in the deed from Nashville Trust Company to Cornwell, et al, of record in Book 1006, page 314, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof by John Setters, Surveyor, July 1946, as follows:

Beginning at a stake in the center line of Cotton Patch Road, at the northwest corner of the property of Leon Gilbert, et al, in the south line of the land of Rose Meadows; thence with the west line of the Gilbert Land as follows: South 35 deg. East 223 feet to a Hickory; South 23 deg. East 140 feet to a spring; South 34 deg. East 234 feet to a stake in a branch in the line of the lands of Cornwell and Higdon; thence with the line of the same as follows: South 86-1/2 deg. West 300 feet to a stake on a hillside; North 36-1/4 deg. West 234 feet to a stake; North 4-1/2 deg. East 130 feet to a persimmon; North 64-1/2 deg. West 135 feet to a stake, formerly hickory tree, in the center line of said Cotton Patch Road; thence with the line of the same as follows: North 12 deg. East 12 feet; North 24 deg. East 181 feet; North 53 deg. East 149 feet to the beginning, containing 4 acres, more or less, INCLUDING but EXCLUDING therefrom a strip of land from Station 45-37 to Station 49-25, extending a minimum distance of 25 feet on the right of the center line, having a width sufficient on which to build a 30 foot flat section road with 15 feet on each side of the center line, and provide fo5r drainage and standard slopes in cut and fill, and a strip of land from station 40-00 to Station 40-25 extending a minimum distance of 25 feet on the left of the center line, having a width sufficient on which to build a 30 foot flat section road with 15 feet on each side of the center line and provide for drainage and standard slopes in cut and fill.

BEING the same property conveyed to Rose Marie Miller by Quitclaim Deed from Christopher R. Biggs and wife, Vickie D. Biggs, dated December 23, 2010, and filed in Instrument No. 20101229-0103564, Register's Office for said County.

The above described property has not been used as a residence by the Grantor.

This is improved property known as: 5704 Higdon Road, Joelton, TN 37080

IN WITNESS WHEREOF, the parties have executed this instrument this 16th day of November, 2015.

Rose Marie Miller

Rose Marie Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rose Marie Miller, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 16th day of November, 2015.

My Commission Expires January 9, 2016

My Commission Expires:

Notary Public

Seal

COLBY SHEPPERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me this 18th day of November, 2015.

KIMBRA R. ROUSH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2016

Notary Public

My Commission Expires:
1/9/2016

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Map/Parcel: 037-00-0-002.00

NEW OWNER(S)
John Thomas Scalf
5704 Higdon Road
Joelton, TN 37080

SEND TAX BILL TO:
Owner