BILL GARRETT, Davidson County
Trans:T20150107531 DEEDQC
Recvd: 12/21/15 13:28 2 pgs
Fees:12.00 Taxes:0.00
20151221-0128021

PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

THIS INSTRUMENT IS PREPARED FROM INFORMATION PROVIDED BY THE GRANTORS HEREIN. NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE HAS BEEN MADE TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

QUITCLAIM DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Margaret M. Hunt, an unmarried woman, does this day bargain, sell, release, remise, quitclaim and convey unto GEMM Properties, LLC, all my right title and interests in and to that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, towit:

BEING Lot No. 278, on the Plan of Section "C"-1 & Part of Section "C", Village of Old Hickory, as shown by plat of record in Plat Book 1424, Page 130 and Lot No. 278A on the Plat showing Resubdivision of Parcel; "B"- Section C2, Village of Old Hickory, as shown by plat of record in Plat Book 1835, Page 53, both of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby mage for a more complete and accurate description.

Included in this conveyance but expressly excluded is part of Lot 278A described as follows:

Beginning on the easterly side of a 20 foot easement for private road and public utilities at the northwest corner of Lot 278A: thence with the line between Lot Nos. 278A and 179E easterly 167.6 feet to the westerly line of Lot No. 180A of Section "C"; thence with the west line of Lot No. 180A southwardly 38.5 feet to a point at the southwest corner of Lot No. 180A; thence westwardly 167.6 feet to a monument; thence northwardly 38.5 feet to the beginning.

Being the same property conveyed to Margaret M. Hunt, an unmarried woman by Warranty Deed from Thomas P. Tune and Tammy R. Tune, husband and wife, dated November 30, 2009, and recorded December 12, 2009, of record in Instrument No. 20091202-0110224, Register's Office for Davidson County, Tennessee.

Charter of homeowner's Association as shown of record in Book 8290, Page 865, Register's Office for said County.

This is improved property known as 1400 Bryan Street, Old Hickory, Tennessee 37138.

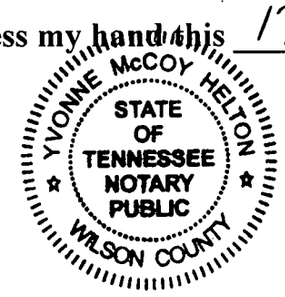
In TESTAMONY WHEREOF, I have here unto set my hand and seal this 17 day of December, 2015.

Margaret M Hunt
Margaret M. Hunt

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Margaret M. Hunt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 17 **day of December, 2015.**



Yvonne McCoy Helton
NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-31-19

AFFIDAVIT

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

Kristi McCoy
Affiant

Subscribed and sworn to before me this 17 **day of December, 2015.**

Yvonne McCoy Helton
NOTARY PUBLIC

My Commission Expires: 7-31-19

Map & Parcel No.: 53-2-46.00

Name and address of new owner:
Send tax bills to:
Margaret M. Hunt
344 River Drive
Mount Juliet, TN. 37122

