QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20150109396 DEEDQC
Recvd: 12/29/15 09:46 3 pgs
Fees:17.00 Taxes:0.00
20151229-0130377

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Judy L. Colorigh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
Nov. 21, 2015

Judith A. Anderson
Notary Public

COMMISSION EXPIRES: 5-6-2019
(AFFIX SEAL)

JUDITH A. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP PARCEL NUMBER:
KEVAN RILEY	KEVAN RILEY	029 08 0 235.00
(Name) 1077 Forest Crossing Joelton, TN 37080	1077 Forest Crossing Joelton, TN 37080	
(Address)		029 00 0 235.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, Judy Colorigh, individually and as the sole heir of the Estate of Charles E. Colorigh, hereinafter referred to as Grantor(s), hereby quitclaim to Kevan Riley his/her/their heirs and assigns forever, all of his/her/their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit

Property located in the 1st Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 11-20-15,
File Number 2-134, as follows:

Beginning at a set iron rod having a Tennessee State Plane Coordinate of N:710499.136 and E:1709454.77 and being located SOUTH 84 DEGREES 15 MINUTES 19 SECONDS EAST a distance of 169.23' from an existing iron rod in the east margin of Alessio Road and being in the south line of Michael Tharrett (Instr: 201404010026767);
Thence with the line of said Tharrett SOUTH 84 DEGREES 15 MINUTES 19 SECONDS EAST a distance of 32.37 feet to an existing broken metal fence post and common corner to New Birth Ministries (Instr: 200506150068251) and further described as Lot 1 of The Houst of Righteous Endeavor Lots (Instr: 200002110014171);
Thence with New Birth Ministries SOUTH 86 DEGREES 03 MINUTES 42 SECONDS EAST a distance of 496.21 feet to a set iron rod in the west margin of Clarksville Pike;
Thence leaving said margin of Clarksville Pike SOUTH 23 DEGREES 41 MINUTES 42 SECONDS EAST a distance of 107.03 feet to a set iron rod;
Thence SOUTH 73 DEGREES 46 MINUTES 37 SECONDS WEST a distance of 318.50 feet to an existing iron rod and common corner to Terry Colorigh (Book 10785, Page 834);
Thence NORTH 04 DEGREES 14 MINUTES 38 SECONDS EAST a distance of 62.90 feet to an

existing iron rod;
Thence NORTH 86 DEGREES 46 MINUTES 33 SECONDS WEST a distance of 83.22 feet to an existing iron rod;
Thence SOUTH 80 DEGREES 17 MINUTES 41 SECONDS WEST a distance of 205.27 feet to an existing iron rod in the east line of Edward Colorigh (Book 3881, Page 603) and being the northwest corner of Miss Bessie Colorigh (remaining portion of Book 854, Page 168);
Thence with said Edward Colorigh and with the east line of Miss Bessie Colorigh (remaining portion of Book 854, Page 168) NORTH 04 DEGREES 52 MINUTES 13 SECONDS EAST a distance of 192.21 feet to a set iron rod which is the point of beginning,
having an area of 87208 square feet, 2.0 acres

Being the same property described in Instrument Number 201502240015620, and a portion of the property described in Book 10785, Page 834, and Book 4373, Page 802, and Book 854, Page 168, Register's Office of Davidson County, TN.

Being the same property conveyed to Charles E. Colorigh and wife, Dorothy Colorigh by Warranty Deed from Vaden Lackey, Jr., Trustee, dated April 15, 1965 and recorded August 23, 1965 in Book 3926, Page 792, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles E. Colorigh and wife, Dorothy Colorigh by Warranty Deed from Vaden Lackey, Jr., Trustee, dated November 20, 1968 and recorded December 5, 1968 in Book 4291, Page 988, in said Register's Office for Davidson County, Tennessee.

Being the same property part of which was conveyed to Judy L. Colorigh by Quitclaim Deed from Charles E. Colorigh, a widower, dated September 11, 2002 and recorded September 19, 2002 as Instrument No. 200209190114152, in said Register's Office for Davidson County, Tennessee.

Further, being the same property part of which was conveyed to Kevan Riley by Quitclaim Deed with Reservation of Life Estate from Judy Colorigh, a single person dated November 04, 2014 and recorded February 24, 2015 as Instrument No. 201502240015620, in said Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the said Judy Colorigh, individually and as sole heir of the Estate of Charles E. Colorigh has hereunto set his/her/their signature, on this, the 21st day of NOVEMBER, 2015.

Judy Colorigh, Individually

Judy Colorigh, sole heir of the Estate of Charles E. Colorigh

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Judy Colorigh , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of November, 2015.

JUDITH A. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 5-6-2019

(SEAL)

True Copy Certification for Recording Purposes

I, _____, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature of Custodian/Certifier

State of Tennessee County of Davidson SS:

Before me, _____, a notary public for this county and state, personally appeared _____ (certifier), with who I am personally acquainted, and who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature S-E-A-L Comm exp: _____