BILL GARRETT, Davidson County
Trans:T20160001846 DEEDQC
Recvd: 01/08/16 10:43 2 pgs
Fees:13.00 Taxes:129.50
20160108-0002026

QUITCLAIM DEED

FROM: **MICHAEL J. MISCHLER**

TO: **KENNETH HALL and wife, HEATHER HALL**

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	
Kenneth Hall & Heather Hall 3710 Trail Hollow Lane Whites Creek, TN 37189	**SAME**	**MAP 41** **PARCEL NO. 117**

THIS INSTRUMENT WAS PREPARED BY

RONALD K. NEVIN, ATTORNEY
404 James Robertson Parkway
Suite 1850
Nashville, Tennessee 37219
(615) 244-7708

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $35,000.00

Kenneth Hall
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF Jan., 2016.

NOTARY PUBLIC
My Commission Expires: 5/18/19

STATE OF TENNESSEE NOTARY PUBLIC CARMON B. WESLEY ROBERTSON COUNTY OF

FOR AND IN CONSIDERATION of the premises and other good and valid consideration, the parties of the first part hereto, **MICHAEL J.MISCHLER** do hereby convey unto said parties of the second part, **KENNETH HALL and wife, HEATHER HALL**, the parcel or Lot of land hereinafter described.

BEING a portion of tract #11 of the C. W. Cone Property, located in the 2nd civil district of Metropolitan Nashville, and being a portion of land conveyed to Richard Lynn Coppinger as of record in deed book 7782, page 863, R.O.D.C., TN. and being more particularly described according to a survey dated 11/23/98, prepared by Survey Solutions, Steve Axley, as follows:

Beginning at an iron rod in the center of a 50' private ingress & egress and public utilities easement, said point being the common corner with Tract #12 and Tract #11; thence, leaving said easement, with said common line, South 59 deg. 55' 35" West, 1286.07' to an iron rod in a fence line, said point being in the line of J. W. Hodge; thence, with said line, meandering along a fence line, North 54 deg. 14' 17" West, 168.60' to an iron rod; thence , North 51 deg. 37' 16" West, 370.82' to an iron rod, said point being common corner with J. W. Hodge, J. M. Gilpin, Tract #10, and the herin described tract; thence, with the Northerly line Tract #11, North 67 deg. 01' 27" East, 799.70' to an iron pin; thence, severing the original boundary of tract #11, South 30 deg. 04' 25" West, 349.92' to an iron rod; thence, North 59 deg. 55" 35" East, 704.25' to an iron rod in the center of the aforementioned easement; thence, with the center of said easement, and running along a curve to the right, said curve having a radius of 2576.73', and arc length of 50.43", a chord direction of South 22 deg. 37' 32" East, a chord distance of 50.43' to the point of beginning containing 7.85 acres, more or less.

Being the same property conveyed to Michael Joseph Mischler and wife, Marsha D. Mischler from Richard Lynn Coppinger and Debra Lynn Coppinger of record in Deed book 11280, page 596 R.O.D.C., and further being the same property awarded to Michael Joseph Mischler by Final Decree of Divorce in the Fourth Circuit Court for Davidson County, Tennessee case 00D-322 Michael Joseph Mischler, Plaintiff and Marsha D. Mischler, Defendant and of record in instrument number 20061013-0127369 Register Office of Davidson County.

This conveyance is subject to any and all existing restrictions and easements of record.

THIS IS THE SAME DESCRIPTION AS IN PREVIOUS DEED OF RECORD.

This is improved property located at 3710 Trail Hollow Lane, Whites Creek, TN 37189

And now **Michael J. Mischler** convey unto **Kenneth Hall and wife, Heather Hall,** 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 and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF I have hereunto set my hand on this the 8th day of Jan., 2016.

Michael J Mischler.
MICHAEL J. MISCHLER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for County and State, the within named, **MICHAEL J. MISCHLER** the grantor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of Jan., 2016.

CARMON B. PRESLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires 8/16/19