THIS INSTRUMENT PREPARED BY:
April MacIntyre
Curphey & Badger PA
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

Davidson County DEEDQC
Recvd: 01/20/16 10:04 4 pgs
Fees:22.00 Taxes:0.00
20160120-0005620

QUIT CLAIM DEED

Return To:

New Owner(S) Address And Mail Tax Statements To:
Laura K. Poff and William B. Hurt
4016 Ashland City Highway
Nashville, TN 37218

Property Tax ID #: 06911004200
Order #: 1301567 2-38727

For and in consideration of Zero and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, LAURA K. POFF and WILLIAM B. HURT, wife and husband who both acquired title as unmarried, as Grantors, and LAURA K. POFF and WILLIAM B. HURT, wife and husband, as Grantees, hereby convey all rights, titles and interests that We may have in and to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 06911004200

Commonly known as: 4016 Ashland City Highway, Nashville, KY 37218

Prior Deed recorded 10/07/2013, in Instrument No. 20131007-0104980; Davidson County Court Clerk's Office.

Witness our hands this the 15 day of July, 2015.

LAURA K. POFF

WILLIAM B. HURT

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by LAURA K. POFF and WILLIAM B. HURT, the Grantors, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 15th day of July, 2015.

Notary Public

My Commission expires: 05-08-2015

TUWANA J. BRYANT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

We hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

LAURA K. POFF

WILLIAM B. HURT

Subscribed and sworn to before me this the 15th day of July, 2015.

Notary

My Commission expires: 05-08-2018

TUWANA J. BRYANT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT A

LAND IN THE 13TH, FORMERLY THE 23RD , CIVIL DISTRICT OF DAVIDSON COUNTY , TENNESSEE DESCRIBED ACCORDING TO A SURVEY MADE BY STEPHEN G. DRAPER, SURVEYOR, JULY 12 , 1952, AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF THE HYDES FERRY PIKE AT THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO JOHN C. SEWELL BY DEED FROM GROVER CLEVELAND SEWELL AND WIFE, OF RECORD IN BOOK 1011, PAGE 35, REGISTER'S OFFICE FOR SAID COUNTY, SAID POINT BEING 20 FEET NORTHWESTERLY FROM THE NORTHWEST CORNER OF THE COLORED SCHOOL HOUSE LOT; THENCE WITH THE SOUTHEASTER N BOUNDARY LINE OF THE SAID JOHN C. SEWELL PROPERTY, NORTH 42° 30 ' EAST 319 FEET TO AN IRON PIN, THE SOUTHEAST CORNER OF SAID JOHN C. SEWELL PROPERTY; THENCE WITH SEWELL'S LINE NORTH 42° WEST 173 FEET TO AN IRON PIN; THENCE WITH A FENCE, NORTH 41° 30 ' EAST 351 FEET NORTH 1° EAST 358.3 FEET; THENCE NORTH 89° 30' EAST 387 FEET TO AN IRON PIN IN THE WESTERN BOUNDARY LINE OF THE PROPERTY CONVEYED TO ABERNATHY; THENCE WITH THE WESTERN BOUNDARY LINE OF SAID ABERNATHY PROPERTY AND FENCE SOUTH 3° 30' WEST 697 FEET; THENCE NORTH 89° 15' WEST 383.2 FEET TO A CEDAR POST; THENCE SOUTH 42° 30' WEST 105.3 FEET TO THE NORTHEAST CORNER OF SAID SCHOOL LOT, CONTINUING IN THE SAME DIRECTION WITH THE NORTHWESTERN BOUNDARY LINE OF SAID SCHOOL LOT IN ALL 425 FEET TO THE CENTER OF SAID HYDES FERRY PIKE; THENCE WITH THE CENTER OF SAID PIKE, NORTH 42° WEST 20 FEET TO THE BEGINNING, CONTAINING 7.16 ACRES , MORE OR LESS.

BEING THE SAME PREMISES WHICH MARY ANN GUESS BY WARRANTY DEED DATED OCTOBER 3, 2013, AND RECORDED OCTOBER 7, 2013 IN THE RECORDER'S OFFICE OF AFORESAID COUNTY, IN INSTRUMENT NO. 20131007-0104980, GRANTED AND CONVEYED UNTO LAURA K. POFF, AN UNMARRIED WOMAN AND WILLIAM B. HURT, AN UNMARRIED MAN, IN FEE

True Copy Certification

I, SANDRA EANE, do hereby make oath that I am a licensed attorney and/or 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

State of TX

County of COLLIN

Personally appeared before me, Lisa Johnston [~~Name of Notary~~], a notary public for this county and state, Sandra Eang [~~name of person making certification~~] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-3-17

Notary' Seal (if on paper)

LISA JOHNSTON
Notary Public, State of Texas
My Commission Expires
February 03, 2017