BILL GARRETT, Davidson County
Trans:T20160007463 DEEDQC
Recvd: 01/28/16 10:28 2 pgs
Fees:12.00 Taxes:0.00
20160128-0008267

This Instrument Prepared by:
Keith H. Solomon, Attorney
557 Sam Ridley Parkway
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Ronda L Miller Jr

Affiant

Subscribed and sworn to before me this 22 day of January, 2016.

Notary Public

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires April 25, 2016

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel No.**
Ronda L. Miller, Jr. 5371 Blue Hole Road Antioch, Tennessee 37013	New Owner 5371 Blue Hole Rd Antioch, Tennessee 37013	162-00-0-121.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of **Ronda Lee Miller also known as Ronda L. Miller, Jr., a married man** has bargained and sold and does hereby quitclaim, transfer and convey all his right, title and interest which he may have in the hereinafter described property to **Ronda L. Miller, Jr., and wife, Jill A. Miller**, their heirs and assigns, forever, being that property located and situated in **Davidson** County, Tennessee, and more particularly described as follows, to-wit:

Land lying in the 32nd Counsilmanic District of Davidson County, Tennessee and being approximately 1,585 feet south of the intersection of Bell Road and Blue Hole Road and bounded on the east by Blue Hole Road, on the south by property belonging to Bell Road Limited Partnership, on the west and north by Millwood House Partners, LLC and being more specifically described as follows:

Beginning on an existing iron pin on the west margin of Blue Hole Road approximately 1,585 feet south of the intersection of Blue Hole Road and Bell Road and being the southeast corner of Millwood Housing Partners and the northeast corner of the herein described tract; thence with Blue Hole Road around a curve to the left, an arc distance of 345.72', having a chord distance of 342.67' and a cord bearing S-28 degrees 17' 46"-W to an iron pin set on the west margin of Blue Hole, the southeast corner of the herein described tract; thence leaving the right of way of Blue Hole Road with Bell Road Limited Partners north line, N-83 degrees 55' 45"-W, 470.56' to an existing iron pin in the east line of Millwood Housing Partners (MHP), the southwest corner of the herein described tract; thence with MHP's line N-05 degrees 42' 34"-E, 299.67' to an existing iron pin, the northwest corner ofthe herein described tract; thence with MHP's south line S-85 degrees 35' 52"-E, 602.32' to an existing iron pin, the point of beginning and containing 3.68 acres, more or less, according to a survey by Gaylon Northcutt Surveying dated January 13, 2016.

This property is subject to a potential telecommunication cell tower lease and easement. The Potential lease area is monument with iron rods and the ingress/egress easement is approximate in location.

Being the same property conveyed to Ronda Lee Miller by Warranty Deed from Jean M. Owen of record in Instrument No. 20141223-0117654 Register's Office for Davidson County, Tennessee, dated December 23, 2014 and recorded on December 23, 2014.

Improved Property known as: 5371 Blue Hole Road, Antioch, Tennessee 37013

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record and all matters as shown on the plan of record, all in the Register's office for Davidson County, Tennessee.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purposes thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and unverified by the preparer. This instrument has been prepared without the benefit of a title search.

IN WITNESS WHEREOF, I have hereunto set my hand and signature on this the 22 day of January, 2016.

Ronda Lee Miller

Ronda Lee Miller

STATE OF TENNESSEE)
:ss
COUNTY OF Rutherford)

Before me the undersigned Notary Public, personally appeared Ronda Lee Miller, who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 22 day of January, 2016.

My Commission Expires:

4·25·2016

NOTARY PUBLIC

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires April 25, 2016