THIS INSTRUMENT WAS PREPARED BY: Hallmark Title Company 100 Bluegrass Commons Blvd, Suite 115 Hendersonville, TN 37075 NO TITLE SEARCH WAS PERFORMED. THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES.	STATE OF TENNESSEE COUNTY OF Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-. Gordon F. McCammon AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF JANUARY, 2016. NOTARY PUBLIC MY COMMISSION EXPIRES:

STEVEN G. WATTS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-14-2016

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Gordon F. McCammon	New Owner	030-00-0-245.00
P.O. Box 127		
Joelton TN 37080		

BILL GARRETT, Davidson County
Trans:T20160008280 DEEDQC
Recvd: 02/01/16 10:18 1 pgs
Fees:12.00 Taxes:0.00

20160201-0009267

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Tammy Jo Duncan, Administrator C.T.A. for The Estate of Charles V. Duncan "GRANTORS", by these presents, does hereby quitclaim and convey unto **Gordon F. McCammon,** hereinafter called "GRANTEE", his successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, described according to a survey by Steven E. Artz and Associates, Inc. 514 South Brown Street, Suite 600, Springfield, TN 37172 dated November 21, 1997, and more particularly described as follows: Beginning at an iron pin (new) in the southerly margin of Old Hickory Blvd, said pin being located from a fence post (old) in the southerly margin of said Boulevard, the northeast corner of a tract of land which belongs to Kenneth W. Herrell, having a deed reference in Deed Book 6237, page 866, Register's Office for Davidson County, Tennessee; North 76 degrees 11' 13" East 253.77 feet to the point of beginning, the northwest corner of this tract and continuing as follows: North 76 deg. 11' 13 East 170.00 feet; thence with a curve to the left; having a radius of 500.00 feet, an arc distance of 120.92 feet, and a chord bearing of North 69 deg. 15' 32" East, 120.62 feet; thence, North 62 deg. 19' 51" East, 71.38 feet to an iron pin (new) in the southerly margin of Old Hickory Blvd; thence leaving said Boulevard and continuing with the new line, as follows: South 38 deg. 22' 24" East, 252.53 feet to an rion pin (new); thence, South 90 deg. 00' 00" East, 353.78 feet to an iron pin (new); thence South 01 deg. 55' 42" East, 249.60 feet to an iron pin (new); thence South 81 deg. 58' 40" West, 779.42 feet to an iron pin (new); thence North 11 deg. 20' 52" West, 448.53 feet to the point of beginning containing 7.01 acres more or less.

Being the same property conveyed to Gordon F. McCammon and Charles V. Duncan by Substitute Trustee's Deed dated November 15, 2013 and recorded on December 18, 2013 in Instrument No: 20131218-0127666, said Register's Office for Sumner County, Tennessee. Charles V. Duncan died testate on October 8, 2014; whereby Tammy Jo Duncan was appointed Administrator C.T.A. for said estate pursuant to an Order Approving the sale of real property. Tammy Jo Duncan is empowered to executed this instrument. See Docket No. 2015PR315 in the Probate Court for Wilson County, Tennessee.

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

This is **improved** property, known as **6424 Old Hickory Blvd, Nashville, Tennessee**

WITNESS our hands this 28th day of **January, 2016.**

Tammy Jo Duncan, Administrator

Tammy Jo Duncan, Administrator C.T.A. for the Estate of Charles V. Duncan

STATE OF **TENNESSEE**
COUNTY OF **SUMNER**

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Tammy Jo Duncan as Administrator C.T.A. for the Estate of Charles V. Duncan**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she as such Administrator C.T.A. executed the foregoing instrument with full power and authority so to do by signing her name as Administrator C.T.A. on behalf of the Estate of Charles v. Duncan for the purpose therein contained.

Witness my hand and official seal this 28th day of January, 2016.

Notary Public

STEVEN G. WATTS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-14-2016

My Commission Expires: _____