Prepared by Jeff Farris
100 Hazel Path, Suite C
Hendersonville, Tennessee 37075
from information provided by the parties
without the benefit of a title examination.
The preparer makes no warranties
as to the status of the title. The
preparer is not a real estate reporting person
under I.R.C. § 6045.

BILL GARRETT, Davidson County
Trans:T20160010321 DEEDQC
Recvd: 02/08/16 09:18 2 pgs
Fees:12.00 Taxes:0.00
20160208-0011665

QUITCLAIM DEED

Name and Address of New Owner:
Michael Shane Walrond II
1073 Hitt Lane
Goodlettsville, TN 37072

Map and Parcel Number:
02500014300
Send Tax Bills To:
New Owner

For and in consideration of Ten Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **Beverly McCoin and Robert McCoin,** hereby quitclaim unto **Michael Shane Walrond II,** his heirs and assigns, all our right, title and interest in and to the real property situated in the 11th Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the westerly right-of-way of Hitt Lane (20 feet from the centerline); said iron pin marking the northeasterly corner of the herein described tract and being in the southerly boundary line of property owned by Fred B. Malone of record in Deed Book 5951, Page 271, in the Register's Office for Davidson County, Tennessee; thence, with the westerly right-of-way of Hitt Lane south 21 degrees 49 minutes 32 seconds east 149.82 feet to an iron pin; thence, leaving said right-of-way with the northerly and westerly boundary line of property owned by Lena Highers of record in Deed Book 3102, Page 515, said Register's Office as follows: south 88 degrees 21 minutes 21 seconds west 263.51 feet to an iron pin; south 18 degrees 05 minutes 00 seconds west 559.11 feet to an iron pin; thence, with the easterly boundary line of property owned by the above-mentioned Fred B. Malone as follows: north 74 degrees 03 minutes 59 seconds west 293.01 feet to an iron pin; north 25 degrees 03 minutes 58 seconds east 638.17 feet to an iron pin; north 87 degrees 08 minutes 47 seconds east 393.27 feet to the beginning, according to a survey by William A. Cummings, Tennessee Registered Land Surveyor No. 1314, dated June 7, 1995. Description is the same as the previous deed of record.

Being the same property conveyed to Beverly McCoin and Robert McCoin, married, by special warranty deed from the Secretary of Housing and Urban Development, of record in Instrument No. 20080819-0085172, Register's Office for Davidson County, Tennessee.

This is improved property known as 1073 Hitt Lane, Goodlettsville, TN 37072.

In witness whereof, we have hereunto set our hands this 5th day of February 2016.

Beverly McCoin

Beverly McCoin

Robert McCoin

Robert McCoin

STATE OF TENNESSEE
COUNTY OF Davidson

On this 5th day of February 2016, before me personally appeared **Beverly McCoin** and **Robert McCoin,** the within named bargainors, with whom I am personally acquainted, and who executed the foregoing instrument and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand at office, this 5th day of February, 2016.

RITA E. WORSHAM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires April 4, 2016

Rita E Worsham

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ -0-
Beverly McCoin Affiant
Subscribed and sworn before me this the
8 Day of February, 2016.
Brandi Wells, Deputy Register

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration for this transfer is $0.00.

_____
Affiant

Subscriber and sworn to before me, this _____ day of _____, 2016.

_____
Notary Public

My Commission Expires: