QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20160015949 DEEDQC
Recvd: 02/26/16 12:37 2 pgs
Fees: 12.00 Taxes: 0.00
20160226-0018484

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow
2012 21st Ave
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Erin L. Hutchins	**New Owner**	
(NAME)	(NAME)	
105 Rifle Range Road		
(ADDRESS)	(ADDRESS)	**053-16-0-086.00**
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I **JENNIFER RECTOR**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **ERIN L. HUTCHINS**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 5 ON THE UNRECORDED PLAN OF LIFE AND CASUALTY INSURNACE COMPANY'S SUBDIVISION NEAR OLD HICKORY, TENNESSEE, DESIGNATED AS PARCEL "D" ON THE MAP OF A PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF RIFLE RANGE ROAD, SAID POINT BEING 295.4 FEET SOUTHERLY FROM THE SOUTH MARGIN OF HOPEWELL ROAD, AND THE COMMON CORNER OF PARCELS "C" AND "D" ON SAID MAP; THENCE, WITH THE LINE BETWEEN SAID PARCELS, NORTH 89 DEG.09 MIN. EAST 186.8 FEET TO A POINT; THENCE, SOUTH 9 DEG. 33 MIN. EAST 75 FEET TO A POINT, THENCE, SOUTH 81 DEG. 27 MINS. WEST 185.0 FEET TO A POINT IN THE EASTERLY MARGIN OF RIFLE RANGE ROAD; THENCE, WITH SAID MARGIN NORTHERLY 100 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO GERALD S. JOHNSON BY SPECIAL WARRANTY DEED FROM MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, DATED SEPTEMBER 24, 2002 AND FILED OF RECORD ON OCTOBER 7, 2002, IN INSTRUMENT NO.20021007-0121909, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JENNIFER RECTOR, UNMARRIED BY WARRNTY DEED FROM GERALD S. JOHNSON ON JULY 22, 2014, IN INSTRUMENT NO. 20140725-0066189, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO ERIN L. HUTCHINS, BY QUITCLAIM DEED FROM JENNIFER RECTOR, UNMARRIED ON _____ DAY OF _____, 2016 AND RECORDED IN THE REGISTER'S OFFICE FOR DAVIDSON, COUNTY, TENNESSEE.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is improved (X) property, known as **105 RIFLE RANGE ROAD, OLD HICKORY, TN 37138**

Witness my/our hand (s) this 22nd day of February, 2016.

Jennifer Rector

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Rector, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of February, 2016.

Notary Public
My Commission Expires: 3-6-18

(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2018

RETURN TO: RUDY TITLE & ESCROW
2012 21ST AVE S
NASHVILLE, TN 37212