QUITCLAIM DEED

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

STATE OF TENNESSEE
COUNTY OF Wilson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of Nov, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-3-16

(AFFIX SEAL)

Davidson County DEEDQC
Recvd: 03/03/16 11:45 4 pgs
Fees:22.00 Taxes:0.00
20160303-0020428

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gary L. Price Jr.	Gary L. Price Jr.	18600002700 & 18600002800
(NAME)	(NAME)	
6994 Burkitt Road	6994 Burkitt Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Starker Services, Inc.,** , hereinafter called the Grantor(s), has quitclaimed unto **Gary L. Price Jr. and Deborah A. Evans Price, husband and wife**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:,

SEE ATTACHED EXHIBIT "A"

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 6994 & 6998 Burkitt Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 10 day of NOV, 2015.

STARKER SERVICES, INC.,

Jim Litschi
Senior Exchange Counselor

State of California
County of Santa Clara

Personally appeared before me, a notary public in and for the state and county aforementioned, Jim Litschi with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Senior Exchange Counselor of Starker Services, Inc., and that he as such Senior Exchange Counselor executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Senior Exchange Counselor.

WITNESS my hand and seal this 10 day of Nov 2015.

Notary Public
My Commission Expires: 8/2/2018

ROSE MONACO ARNAUDO
Commission # 2073799
Notary Public - California
Santa Clara County
My Comm. Expires Aug 2, 2018

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, described according to a survey done by Dale & Associates, Inc., dated November 17, 1995, Job No. 95111, as follows:

Tract I

Beginning at an iron rod situated in the northerly margin of Burkitt Road, said point being 400.00 feet east of the common front corner between the property conveyed to Luther Joseph Evans of record in Book 4953, Page 575, RODC, Tennessee and the property conveyed to Wallace and Helen Engles of record in Book 3224, Page 16, RODC, Tennessee. Thence, leaving said road, N 7 degrees 30 feet 13 inches E, a distance of 896.35 feet to an iron rod; thence, N 82 degrees 29 feet 47 inches E, a distance of 200.00 feet to an iron rod; thence, S 00 degrees 45 feet 21 inches W, a distance of 212.77 feet to an iron rod; thence, S 7 degrees 30 feet 13 inches W, a distance of 887.90 feet to an iron rod situated in the northerly margin of Burkitt Road; Thence, along said road around a curve to the right having a central angle of 8 degrees 01 feet 33 inches, a radius of 862.58 feet, a length of 120.83 feet, a chord which bears N 82 degrees 30 feet 34 inches W for a distance of 120.73 feet to an iron road. Thence, N 82 degrees 29 feet 47 inches W, a distance of 79.57 feet to the point of beginning containing 5.078 acres of land more or less.

Tract II

Beginning at an iron rod situated in the northerly margin of Burkitt Road, said point being 400.00 feet east of the common front corner between the property conveyed to Luther Joseph Evans of record in Book 4953, Page 575, RODC, Tennessee and the property conveyed to Wallace and Helen Engles of record in Book 3224, Page 16, RODC, Tennessee. Thence, N 10 Degrees 33 feet 36 inches E, a distance of 505.11 feet to an iron rod; thence, N 83 degrees 09 feet 33 inches W, a distance of 135.00 feet to an iron rod; thence, N 7 degrees 30 feet 13 inches E, a distance of 604.82 feet to an iron rod; thence, S 82 degrees 29 feet 49 inches E, a distance of 229.47 feet to an iron road; thence, S 00 degrees 45 feet 21 inches W, a distance of 212.77 feet to an iron rod; thence, S 7 degrees 30 feet 13 inches W, a distance of 896.35 feet to an iron rod situated in the northerly margin of Burkitt Road; thence, along said road, W 82 degrees 29 feet 47 inches W, a distance of 146.41 feet to the point of beginning and containing 5.005 acres of land more or less.

Being the same property conveyed to Starker Services, Inc., is Qualified Intermediary for and Gary L. Price, Jr., and Deborah A. Evans Price by Warranty Deed from George B. Tullos and wife, Marianne S. Tullos, dated 6/3/2005, recorded 6/21/2005 of record in Instrument No. 20050621-0071180, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Covenants, conditions, easements and restrictions of record in Book 10444, Page 855 and in Book 10455, Page 581; Grants of Easements of record in Instrument No. 20110311-0019586 and Instrument No. 20110311-0019587; Grant of Anchor Easement of record in Instrument No. 20140401-0026896, in the Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Kimie Perry, 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.

Kimie Perry
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Liz Jones
Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

