This Instrument Prepared By:
D. Jefferson Herring, Attorney
Suite 200, The Pilcher Building
144 Second Avenue North
Nashville, TN 37201

BILL GARRETT, Davidson County
Trans:T20160022845 DEEDQC
Recvd: 03/21/16 12:40 4 pgs
Fees:22.00 Taxes:0.00
20160321-0026526

QUITCLAIM DEED

Grantor: **Sherri L. Stotts, Trustee**

Grantee: **Mary Nell Rager, Trustee of Rager Family Trust, established May 14, 1996.**

County: **Davidson, Tennessee.**

Name and Address of New Owner:	**Send Tax Bills To: Same**
Mary Nell Rager, Trustee 1443 Dickerson Bay Drive Gallatin, TN 37066	**Map and Parcel No. (s):** 051-01-0-056.00 053-03-0-323.00 043-15-0-255.00

Affidavit of Consideration

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration for this transfer is $ -0-.	Subscribed and sworn to before me, **this** 1st **day of** March, **2016.**
Mary Nell Rager, Trustee Affiant	Notary Public My commission expires March 10, 2019. *affix seal here*

D. JEFFERSON HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

FOR AND IN CONSIDERATION of ten dollars ($10) cash in hand paid and for other good and valuable consideration, the receipt of which is hereby acknowledged, **Sherri L. Stotts, Trustee**, ("Grantor"), does hereby quitclaim and convey unto **Mary Nell Rager, Trustee of Rager Family Trust, established May 14, 1996** ("Grantee"), all of Grantor's right, title and interest in and to the land described in the attached Exhibit A (the "Property"). The Property is conveyed to Grantee subject to such limitations, restrictions and encumbrances as may affect the Property including those listed on Exhibit A.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on **this** 1ST **day of** MARCH, **2016.**

Sherri L. Stotts, Trustee

Sherri L. Stotts
Trustee

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Sherri L. Stotts, Trustee**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, **this** 1ST **day of** MARCH, **2016.**

D. Jefferson Herring

Notary Public

My Commission Expires March 10, 2019.

C:\Users\Owner\Documents\Docs\6-EA\Rager\5-Real Estate\Deed-Sherri to Wink-Davidson\Deed.wpd

D. JEFFERSON HERRING
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Parcel No. 1. Being Lot No. 82A on the map of Due West Valley Acres in the 11th Civil District of Davidson County, Tennessee, not of record, and described according to a copy of a survey thereof made September 6, 1985, by R. L. Montoya, Surveyor, as follows:

Beginning at a point in the south margin of Due West Avenue at the corner of Lot Nos. 81 and 82A; thence with the line between said lots South 03 degrees 38' 17" East, 500.0 feet to a point; thence North 86 degrees 26' 07" East 64.49 feet to a point; thence North 03 degrees, 38' 17" West 500.0 feet to a point; South 86 degrees 26' 07" West 64.49 feet to a point of beginning containing 0.740 acres, more or less.

Being the same property conveyed to Sherri L. Stotts from Suzan Flagg, Trustee of the Due West Avenue Land Trust with full power to sell, mortgage or convey without the joinder of any beneficiary, by Deed in Lieu of Foreclosure of record as Instrument No. 20110610-0044730, Register's Office for Davidson County, Tennessee.

This property is subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7932, page 217, and Dedication of Ingress/Egress/Utilities Easement of record in as Instrument No. 20000807-0077972, said Register's office.

This is improved property commonly known as 905 C & D Due West Avenue, North, Madison, Tennessee 37115.

Parcel No. 2. Land in Davidson County, Tennessee, being Lot 125, Plan of Arrowhead Estates, Section 2, as shown on plat of record in Plat Book 5050, Page 83, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

The property is subject to all matters disclosed in the Plan of Arrowhead Estates, Section 2, Plat Book 5050, Page 83, and Restrictive Covenants of record in Book 5286, Page 406, Register's Office for said county.

Being the same property conveyed to Sherri Stotts, Trustee, from Suzan Flagg, Trustee of the Warrior Road Land Trust, by deed of record as Instrument No. 20110324-0022925, Register's Office for Davidson County. Sherri Stotts and Sherri L. Stotts are one and the same person.

This is improved real property commonly known as 264 Warrior Road, Madison, Tennessee 37115.

Parcel No. 3. Certain property situated in the city of Old Hickory 4th Civil District of said county, and described as follows, to wit:

Land in the 4th Civil District of Davidson County, Tennessee, being Lots Nos. 213 and 217, Section C, village of Old Hickory, as shown on the plan recorded July 16, 1948, in Book 1424, page 66, Register's Office for Davidson County, Tennessee, to

which plan reference is here made for description only. Lot 217 is located on the southeast corner of the intersection of Debow and Sixteenth Streets. Lot 213 located on the southwest corner of Dodson and Sixteenth Streets. Said Lots are also shown on the Plat of Re-subdivision of a Part of Section C, Village of Old Hickory, of record in Book 1835, page 52, said Register's Office.

This property is subject to the following:

All matters shown on plats of record in Book 1424, Page 65 (Section D) and Book 1424, Page 66 (Section C), as revised in Book 1835, Page 52, said Register's Office.

10' utility easement described in Warranty Deed 10988, Page 26, said Register's Office.

Easements of record in Book 1853, Page 257 and 1853, Page 281, said Register's Office.

Restrictions and Covenants of record in Book 1968, Page 605; and Book 2032, Page 400, said Register's Office.

Being the same property conveyed to Sherri Stotts, Trustee, from Rick I. Stotts and wife, Sherri Stotts, by deed of record as Instrument No. 20070102-0000585, Register's Office for Davidson County, Tennessee. Sherri Stotts and Sherri L. Stotts are one and the same person.

This is improved property known as 1601 Debow Street, Old Hickory, Tennessee 37138.

The legal descriptions above were taken from the deeds by which the property was conveyed to Grantor. The Property was not surveyed at the time of this conveyance.