BILL GARRETT, Davidson County
Trans:T20160027923 DEEDQC
Recvd: 04/06/16 11:21 3 pgs
Fees:17.00 Taxes:0.00
20160406-0032951

266

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Charles V. Oliver and Betty J. Oliver	New Owners	Map 75-9
280 Bonnasprings Drive		Parcel 225.00
Hermitage, TN 37076		

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination

QUITCLAIM DEED

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, Charles M. Walker and Joshua K. Walker (hereinafter referred to as "Grantors") by these presents to quitclaim, bargain, and convey unto Charles V. Oliver and Betty J. Oliver, husband and wife (hereinafter referred to as the "Grantees") all of their interest in the following described parcel of real estate located in Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 1089 on the plan of Hermitage Hills Subdivision, section 9, as of record in Book 3600, Page 97, Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of Bonnaspring Drive at the common front corners of lots nos. 1089 and 1090, northwardly with said margin of said drive 88 feet to a point, the beginning of a curve; thence northwestwardly 39.27 feet around said curve to a point in the southerly margin of Plantation Drive 86.0 feet to a point, the common northerly corners of lots nos. 1088 and 1089, 132.12 feet to a point; thence eastwardly with the line between lots nos. 1090 and 1089, 120.10 feet to the point of beginning.

Being the same real property conveyed to Charles M. Walker and Joshua K. Walker by Quitclaim Deed from Charles V. Oliver and wife, Betty J. Oliver as life tenants with a remainder interest in Charles M. Walker and Joshua K. Walker of record in Instrument Number 20140213-0012820, said Register's Office for Davidson County, Tennessee. This deed is being executed to convey any interest of Charles M. Walker and Joshua K. Walker in the above described real property including their remaining interest to the Grantees herein.

This is improved real property commonly known as 280 Bonnaspring Drive, Hermitage, Tennessee 37076.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $0.00.
(
(
(
(Subscribed and sworn to before me
(this 1st day of April, 2016.
(
(
(My Commission Expires: 1-6-19
(

Affiant

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

IN WITNESS WHEREOF, the Grantors have caused this Quitclaim Deed to be executed this 1st day of April, 2016.

Charles M. Walker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of April, 2016.

Notary Public

My Commission Expires: 1-6-19

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Joshua K. Walker

STATE OF VIRGINIA)
COUNTY OF Culpeper)

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

WITNESS my hand and official seal at Culpeper, Virginia, this 1st day of April, 2016.



Notary Public

My Commission Expires: Nov. 30, 2016