BILL GARRETT, Davidson County
Trans:T20160030314 DEEDQC
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Fees:12.00 Taxes:0.00
20160414-0035739

This Instrument Prepared by:
Jennifer S. Ghanem, Esq.
Keller, Turner, Ruth, Andrews,
Ghanem & Heller, PLLC
700 12th Avenue South, Suite 302
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner:	**Send tax bills to**:	**Map & Parcel No.:**
Joyce Speight	New Owner	23-79
5361 Lickton Pike		
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CONSTANCE C. BENNETT and JOYCE C. SPEIGHT** ("Grantors"), by these presents, do hereby quitclaim and convey unto to **JOYCE C. SPEIGHT, a 50% undivided interest, and AMY M. BENNETT, BRADLEY W. BENNETT, PAMELA B. PARDUE, to each a 16.666% undivided interest, as tenants-in-common,** and their heirs, successors and assigns (herein referred to collectively as the "Grantee"), of Grantors' right, title and interest in and to certain tract(s) or parcel of land in Davidson County being more particularly described as follows, to-wit:

A certain tract or parcel of land lying in the 10th Civil District of Davidson County, Tennessee, on Lickton Pike, and more particularly described as follows:

Beginning at a point in the Easterly right-of-way line of Lickton Pike in the center line of an existing road which transverses the lands of Noble E. Cummings, said point being a corner common to Tract No. l of the Plan of the lands of Noble E. Cummings, as divided among his children, said Plan not being of record; thence with the center line of said road, North 84 degrees, l 7 minutes East, 576.57 feet; South 76 degrees, 05 minutes East, 371.09 feet, to a point, corner to Tract No. 3 of said Noble E. Cummings Plan; thence leaving said road with a line of Tract No. 3; South 05 degrees, 40 minutes East, 376.76 feet to a point in the original boundary line of the Noble E. Cummings land; thence with the original boundary line South 84 degrees, 20 minutes West, 263.67 feet to an iron pin by a stone, comer of Mary Cummings Horton, et vir; thence with Horton line South 82 degrees, 50 minutes West , 763.60 feet to a point on the Easterly right-of-way line of Lickton Pike; thence with said right-of-way line North 05 degrees, 15 minutes East, 530.56 feet to the point of beginning, containing l0.89 acres, more or less, including and excluding ½ acre reserved for a family graveyard , together with rights or ingress and egress, as set out in Deed of Record in Book 256, page 432, of the Register's Office of Davidson County, Tennessee, and being Tract No. 2 of the Plan of the lands of Noble E. Cummings, as divided by him among his children, said Plan not being of record , and being a part of the same land conveyed to Noble E. Cummings, also known as N .E. Cummings, by deeds:

1. E. M. Galbreath, et ux, dated April 17, 1911, and recorded in Deed book 548, page 640.

2. J. H. Lee, dated June 25, 1929, recorded in Deed book 735, page 757.

BEING the same property conveyed to Mary Cummings Horton, individually, by Quitclaim Deed from the Estate of Thelma Anne Cummings of record as Instrument No. 20011205-0134151, Register's Office for Davidson County, Tennessee.

Included in the above description but specifically excluded therefrom is the following tract of land:

Being a portion of land deeded to Mary Horton, recorded in Deed Book 3312, page 449, shown on Tax Map 23, Parcel 79 and lying in the Tenth (10th) Civil District of Davidson County, Tennessee.

Beginning at in iron pi n (new) in the east margin of Lickton Pike, said pin being the southwest comer of Bennett (DB 4401, page 75) and the northwest comer of herein described tract:
Thence with the line of Bennett, up the gravel road N84° 17'00"E 361 .50' to an iron

pin (new) said pin being the northeast corner of herein described tract; thence severing the land of Horton S8°2 1'47"E 509.11' to an iron pin (new) said pin being in the line of Horton (DB 1938, page 323) and the southeast corner of herein described tract;
Thence S82°50;00"W 486.10' to an iron pin (old) in the east margin of Lickton Pike, said pin being the northwest corner of Horton , and the southwest corner of Horton, and the southwest corner of herein described tract;
Thence with the margin of aforementioned road N5° 15'00"E 530.56' to the point of beginning, containing 5.00+/- acres.
Subject to an ingress/egress easement in Book 256, page 432, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robin W. White and Jennifer L. White, Husband and Wife, by deed from Mary Cummings Horton, of record as Instrument No. 20040405-0037879, Register's Office for Davidson County, Tennessee.

Subject to any and all existing easements and restrictions as shown of record.

The said ROBERT JAMES WINDT joins in this conveyance for the purpose of conveying any interest which he may have by virtue of his marriage to HALLIE C. WINDT.

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

This is unimproved property known as the Cummings Family Graveyard.

IN WITNESS WHEREOF we have hereunto set our hands on the 4th **day of** March, **2015.**

Constance C. Bennett

Constance C. Bennett

Joyce C. Speight

Joyce C. Speight

STATE OF TENNESSEE)
COUNTY of Davidson **)**

Personally appeared before me, Jeremy Davis, a Notary Public at Large, the within named Constance C. Bennett and Joyce C. Speight, the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 4th day of March, 2015.

Notary Public
My commission expires: MY COMMISSION EXPIRES May 8, 2017

JEREMY DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

The actual consideration or value whichever is greater, for this transfer is $ -0-.

Affiant

Sworn to and subscribed before me this 4th day of March 2015.

Notary Public
My commission expires: 6/19/18

SHELBY LAMBERT STATE OF TENNESSEE NOTARY PUBLIC HENRY CO TENN.