BILL GARRETT, Davidson County
Trans:T20160032065 DEEDQC
Recvd: 04/19/16 14:28 2 pgs
Fees:12.00 Taxes:0.00
20160419-0037865

This Instrument Prepared by:
DOMINIC J. LEONARDO
Attorney at Law
603 Woodland Street
Nashville, TN 37206-4211
(615) 259-1214

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Charles D. Hudgens, Jr. and Lesa Hudgens 4375 Grays Point Rd. Joelton, TN 37080	Same	0290000121.00

FOR AND IN CONSIDERATION of $0.00 and other good and valuable consideration, I, **MILDRED P. CARVER,** by these presents do hereby quitclaim and convey unto **CHARLES D. HUDGENS, JR. and LESA HUDGENS, a married couple,** and their heirs, successors and assigns, all our right, title and interest in and to the following described tract of land:

> Land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described according to a survey made by C. J. Carney, Surveyor, November 13, 1961, as follows:
>
> Beginning at a point in the center of Grays Point Road, said point being North 70° 30' west 21.5 feet from the northwest corner of the property conveyed to A. J. Proctor by deed from Robert Edward Proctor, of record in book 2747, page 459, Register's Office for said County; thence with the center of said Road, north 27° 15' east 182.7 feet; thence with the southern boundary line of the Albert Proctor and Lon Forsythe Lands, south 87° 30' east 983.4 feet; thence with the western boundary of the Olice Conchin property South 2° west 481.8 feet, south 87° 30' east 610 feet, and south 3° west 846.9 feet; thence with the northern boundary line of the Frank Frutizer property, north 67° west 933.5 feet, north 40° west 400 feet, north 51° west 232 feet and north 62° west 200 feet to a point in the southern boundary line of the said A. J. Proctor Land; thence with the same south 87° 30' east 40 feet to said Proctor's southeast corner; thence with said Proctor's eastern boundary line north 28° east 254 feet to said Proctor's northeast corner; thence with said Proctor's northern boundary line north 70° 30' west 274.5 feet to the southeasterly margin of Grays Point Road, and continuing north 70° 30' west 21.5 feet to the center of Grays Point Road, the point of beginning, containing 27.25 acres, more or less.

Being the same property conveyed to Edward Ray Carver and wife, Mildred P. Carver, by deed from Robert Edward Proctor and wife, Elma Howden Proctor, of record in Book 3316, Page 629, Register's Office for Davidson County, Tennessee. The said Edward Ray Carver predeceased his wife on July 15th, 2004.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.

This is unimproved property known as 0 Grays Point Rd., Joelton, TN 37080.

Witness my hand this 19th day of April, 2016.

Mildred P. Carver by Power of Attorney and Attorney In Fact: Lesa Hudgens

MILDRED P. CARVER by Power of Attorney and Attorney In Fact: LESA HUDGENS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, **MILDRED P. CARVER, by Power of Attorney and Attorney In Fact, LESA HUDGENS**, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of April, 2016.

DOMINIC JOSEPH LEONARDO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

NOTARY PUBLIC
My Commission Expires: 1/8/2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $0.00.

Mildred P. Carver by Power of Attorney and Attorney In Fact: Lesa Hudgens

AFFIANT

Sworn to and subscribed before me this 19th day of April, 2016.

NOTARY PUBLIC
My Commission Expires: 1/8/2018

DOMINIC JOSEPH LEONARDO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019