BILL GARRETT, Davidson County
Trans:T20160032065 DEEDQC
Recvd: 04/19/16 14:28 2 pgs
Fees:12.00 Taxes:0.00
20160419-0037866

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	029000312.00

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:

5.4 acres more or less of the lands lying in the Fourteenth (14th) Civil District of Davidson County, Tennessee described according to a survey made by C. J. Carney, Surveyor, dated November 13, 1961, as 27.25 acres more or less conveyed by Deed of Robert Edward Proctor and wife, Elma Howden Proctor to Edward Ray Carver and wife, Mildred Proctor Carver recorded January 8, 1962 in Book 3316, Page 629, Register's Office for Davidson County, Tennessee. Said 5.4 acres is described by metes and bounds as follows:

Beginning at a pin the northeast corner of a tract of 2.75 acres owned by Frank Frutiger; thence south 87° 30' east 40 feet to a pin; thence north 28° east 254 feet to a pin; thence north 70° 30' west 296 feet to a pin in the centerline of Gray's Point Road; thence with said centerline in a northeasterly direction 60 feet to a point in said centerline; thence south 71° east 600 feet to a pin; thence south 10° east 637 feet to a pin, the southeast corner of said property of Frank Frutiger; thence north 40° west 400 feet to a pin in the northerly line of the Frutiger property; thence following said line north 51° west 232 feet to a pin, and continuing with said line north 62° west 200 feet to the point of beginning, containing 5.4 acres, more or less.

Being the same property conveyed to Edward Ray Carver and wife, Mildred Proctor Carver, by deed from Edward Ray Carver and wife, Mildred Proctor Carver, of record in Book 5718, Page 350, 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 improved property known as 4375 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