BILL GARRETT, Davidson County
Trans:T20160032065 DEEDQC
Recvd: 04/19/16 14:29 2 pgs
Fees:12.00 Taxes:0.00
20160419-0037867

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	029000120.00

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 at the southwest corner of the property conveyed to Edward Ray Carver and wife, by deed from Robert Edward Proctor and wife, et al., as of record in Book 3316, Page 629, Register's Office for said County; thence with said Carver's line as follows: South 70° 30' east 296 feet to a pin, south 28° west 254 feet to a pin and north 87° 30' west 40 feet to a pin in the northwest corner of the property conveyed to Frank Frutiger and wife, by deed from E. B. Lanier, as of record in Book 846, Page 193, said Register's Office; thence with said Frutiger's northerly line north 87° 30' west 270 feet to a pin in the southeasterly margin of said Road; thence in said Road north 27° 15' east 346 feet to the beginning, containing 2 acres.
>
> Being the same property conveyed to Edward Ray Carver and wife, Mildred P. Carver, by deed from A. J. Proctor and wife, Maggie Bennett Proctor, of record in Book 3428. Page 616, 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 19 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
19 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