BILL GARRETT, Davidson County
Trans:T20160032834 DEEDQC
Recvd: 04/21/16 12:08 7 pgs
Fees:37.00 Taxes:0.00
20160421-0038816

Prepared By:
Leslie Clark Ledbetter
Attorney at Law
6890 South York Highway
Clarkrange, TN 38553

New owner
Taxes Herein To:
Sherri Smith
914 Highland Circle
Madison, TN 37115

NO TRANSFER TAX

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That for and in good and valuable considerations not necessary to be herein mentioned, the receipt all of which is hereby acknowledged, and for the love and affection that we have, We, **STEVEN M. CONATSER, A.K.A STEVE CONATSER and LILLIAN C. STARKS** do hereby quitclaim and convey unto **SHERRI L. SMITH,** reserving a Life Estate in and to the following described real estate for the life of STEVEN M. CONATSER and for the life of LILLIAN C. STARKS:

SEE ATTACHED EXHIBIT A

Subject to the Life Estate in Steven M. Conatser and the Life Estate in Lillian C. Conatser as set forth above.

This instrument was prepared based on the information that was provided by Grantor(s). Unless a separate signed document is provided by preparer, no representation is made as to the accuracy to the description or the status of the title of said real property.

WITNESS our hands this the 20th day of April, 2016.

LAUREN M. HAMBY
STATE OF TENNESSEE NOTARY PUBLIC
FENTRESS COUNTY

STEVEN M. CONATSER, A.K.A STEVE CONATSER

LILLIAN C. STARKS

STATE OF *Tennessee*
COUNTY OF Fentress

Before me, a Notary Public, personally appeared **STEVEN M. CONATSER, A.K.A STEVE CONATSER and LILLIAN C. STARKS,** with whom I am personally acquainted, and who, upon oath acknowledged, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Clarkrange, *TN* this the 20 day of April, 2016.

NOTARY PUBLIC
My commission expires: August 20, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Lillian C. Starks, Affiant
Subscribed and sworn before me this the
21 Day of April, 2016.
, Deputy Register

EXHIBIT A (1 of 6)

Land in the Forth Civil District of Davidson County, Tennessee according to a survey by John D. McCormick, Surveyor dated October 13, 1973 and described as follows:

Beginning at a point in the southeasterly margin of Claudia Drive at a point where said Drive intersects with the northeasterly corner of the tract herein conveyed, thence South 40 deg. 44' E. 43.6 feet to an iron pin, thence S. 40 deg. 44' E. 368.4 feet to a monument on the southeasterly corner of the tract herein conveyed, thence S. 35 deg. 09' West 677.6 feet to an iron pin corner to an 11.5 acre tract described on the above survey and of record in Book 4761, page 634, Register's Office for Davidson County; thence with the line of said tract N. 34 deg. 09' West 433.7 feet to an iron pin; thence N. 34 deg. 09' West 25.7 feet to a point in the center of Claudia Drive as described in Book 4763, page 743 Register's Office for Davidson County; thence with the center of Claudia Drive N. 41 deg. 56' W. 609.5 feet to the point of beginning, and containing 5.58 acres more or less, according to the aforementioned survey.

Being part of the same property conveyed to James C. Bowen and wife, Bonnie J. Bowen, by deed from Martin R. Jones and wife, Christine S. Jones of record in Book 3163, page 321, Register's Office for Davidson County, Tennessee. Bonnie J. Bowen is now deceased.

Included in the above description but specifically excluded from the property herein conveyed is that right of way easement conveyed to Crandall in Book 4763, page 743, Register's Office for Davidson County and described as follows:

Land in the Fourth Civil District of Davidson County, Tennessee, according to a survey by John D. McCormick, Surveyor, dated October 13, 1973, being a 50 foot wide strip of land extending generally southerly from Claudia Drive to an 11.5 acre tract and a 12.1 acre tract purchased from Grantors by John L. Crandall in separate deeds. This strip of land is described as follows:

Beginning at a concrete monument in the southwest corner of Claudia Drive where it intersects the northerly line of the 5.01 acre tract of land retained by Martin R. Jones and wife, and also being the northwest corner of the within described land; thence North 40 degrees 44 minutes West crossing Claudia Drive 50 feet to a concrete monument; thence with a curve going generally south with a radius of 63.83 and a length of 83.98 feet to a point; thence South 26 degrees 05 minutes East 17.5 feet to an iron pin; thence southerly with a curve having a radius of 19.46 feet and a length of 23.10 feet to an iron pin; thence South 41 degrees 56 minutes West 529.5 feet to an iron pin in the northerly line of a 12.1 acre tract purchased by John. L. Crandall and then continuing with the northerly boundary of said 12.1 acre tract South 46° 28' East 25.03 feet to a point; thence South 34° 09' East 25.7 feet along the northerly line of a 11.5 acre tract purchased by John L. Crandall to an iron pin; thence North 41° 56' East 535.7 feet to an iron pin; thence with a curve having a radius of 69.46 feet and a length of 82.46 feet to an iron pin; thence North 26° 05' West 17.5 feet to an iron pin; thence with a curve and in a generally northerly direction with a radius of 13.83 feet and a length of 18.20 feet to the point of beginning.

Previous and last conveyance being the Quitclaim Deed from Lillian C. Starks unto Charles H. Conatser, dated January 26, 2007 and recorded as Instrument # 20070126-0011103 of the Register's Office of Davidson County, Tennessee.

Being assessed on Tax Map 44 Parcel 10.00 of the Tax Assessor's Office of Davidson County, Tennessee.

Previous and last being the Quitclaim Deed unto Lillian C. Starks dated February 1, 2007 and being Instrument No. 20070213-0018346 in the Register's Office of Davidson County, Tennessee.

EXHIBIT A (2 of 6)

Land in the Fourth Civil District of Davidson County, Tennessee, being 11.5 acres according to a survey of John D. McCormick, Land Surveyor, dated October 13, 1973, and described as follows:

Beginning at an iron pin in the southwest corner of Martin R. Jones' property acquired by him in Book 3163, Page 321, Register's Office for Davidson County, Tennessee; and said beginning point being in the Hadley Bend in the low water mark on the Cumberland River and the southeast corner of the land described and subject to any easement for the flow of the Cumberland River at the low water line; thence South 46° 49' East 325.12 feet with the low water line of the Cumberland River to an iron pin; thence continuing with the low waterline of the Cumberland River South 51° 26' East 223.3 feet to an iron pin; thence North 35° 09' East 980.7 feet with a fence to an iron pin; thence North 34°09' West 433.7 feet to an iron pin; thence North 34° 09'. West 15.7 feet to a point in a fence in Martin R. Jones' easterly line; thence South 41° 56' West 1094.5 feet with a fence to the point of beginning.

Previous and last conveyance being the Quitclaim Deed from Lillian C. Starks unto Charles H. Conatser, dated January 26, 2007 and recorded as Instrument # 20070126-0011104 of the Register's Office of Davidson County, Tennessee..

Being assessed on Tax Map 44 Parcel 29.00 of the Tax Assessor's Office of Davidson County, Tennessee.

Previous and last being the Quitclaim Deed unto Lillian C. Starks dated February 1, 2007 and being Record No. 20070213-0018347 in the Register's Office of Davidson County, Tennessee.

EXHIBIT A (3 of 6)

Land in the Fourth Civil District of Davidson County, Tennessee, according to a survey by John D. McCormick, Land Surveyor, dated October 13, 1973, being a 50 foot wide strip of land extending generally southerly from Claudia Drive to a 11.5 acre tract and a 12.1 acre tract and described as follows:

Beginning at a concrete monument in the southwest corner of Claudia Drive where it intersects the northerly line of the 5.01 acre tract of land retained by, Martin R. Jones and wife, and also, being the northwest corner of the within described land; thence North 40° 44' West crossing Claudia Drive 50 feet to a concrete monument; thence with a curve going generally South with a radius of 63.83 and a length of 83.98 feet to a point; thence South 26° 05' East 17.5 feet to an iron pin; thence southerly with a curve having a radius of 19.46 feet and a length of 23.10 feet to an iron pin; thence South 41° 56' West 529.5 feet to an iron pin in the northerly line of a 12.1 acre tract purchased by John L. Crandall and then continuing with the northerly boundary of said 12.1 acre tract South 46° 28' East 25.03 feet to a point; thence South 34° 09' East 25.7 feet along the northerly line of a 11.5 acre tract purchased by John L. Crandall to an iron pin; thence North 41° 56' East 535.7 feet to an iron pin; thence with a curve having a radius of 69.46 feet and a length of 82.46 feet to an iron pin; thence North 26° 05' West 17.5 feet to an iron pin; thence with a curve and in a generally northerly direction with a radius of 13.83 feet and a length 18.20 feet to the point of beginning.

Being the same property conveyed in the Quitclaim Deed to Steven M. Conatser and Charles H. Conatser, as tenants in common, with joint right of use and perpetual easement to run with the land, from Lillian C. Starks dated January 26, 2007 and recorded as Instrument # 20070126-0011102 of the Register's Office of Davidson County, Tennessee.

Previous and last conveyance being the Quitclaim Deed from Steven M. Conatser and Charles H. Conatser, as tenants in common, with right of use and perpetual easement to run with the land, unto Lillian C. Starks dated February 1, 2007 and recorded as Instrument # 20070213-0018344 on February 13, 2007 in the Register's Office of Davidson County, Tennessee.

After this conveyance the property will be owned ½ by Lillian C. Starks and the other ½ by Steven M. Conatser, as tenants in common.

Being assessed on Tax Map 44 Parcel 30.00 of the Tax Assessor's Office of Davidson County, Tennessee.

Previous and last being the Quitclaim Deed unto Steven M. Conatser dated August 28, 2007 and being Record No. 20070927-0115262 in the Register's Office of Davidson County, Tennessee.

EXHIBIT A (4 of 6)

A tract of land located in the Second Civil District of Metropolitan Nashville and Davidson County, Tennessee. Being part of Parcel 28 on Map 44 of the Tax Assessor's Office for Davidson County, Tennessee. Also being more particularly described as follows:

Beginning at a point in the northwest corner of said Parcel 28; said point also being the southwest corner of Martin Jones' property, as of record in Deed Book 3163, Page 9, of the Register's Office for said County; thence South 46 deg. 28' 00" east 407.41 feet to the true point of beginning; thence South 46 deg. 28' 00" east 30.02 feet to a point; thence South 41 deg. 45' 28" West 1072.30 feet to a point; thence North 46 deg. 49' 00" West 16.40 feet to a point; thence North 34 deg. 35' 00" West 562.30 feet to a point; thence North 49 deg. 16' 00" East 400.00 feet to a point; thence South 31 deg. 38' 06" East 501.43 feet to a point; thence North 41 deg. 45' 28" East 686.78 feet to the point of beginning.

Also conveyed herein is non-exclusive perpetual easement for purposes of ingress and egress in the following described land:

Land in the Fourth Civil District of Davidson County, Tennessee, according to a survey by John D. McCormick, Land Surveyor, dated October 13, 1973, being a 50 foot wide strip of land extending generally southerly from Claudia Drive to a 11.5 acre tract and 12.1 acre tract and described as follows:

Beginning at a concrete monument in the southwest corner of Claudia Drive where it intersects the northerly line of the 5.01 acre tract of land retained by Martin R. Jones and wife, and also, being the northwest corner of the within described land; thence north 40 deg. 44' West crossing Claudia Drive 50 feet to a concrete monument; thence with a curve going generally South with a radius of 63.83 and a length of 83.98 feet to a point; thence South 26 deg. 05' East 17.5 feet to an iron pin; thence southerly with a curve having a radius of 19.46 feet and a length of 23.10 feet to an iron pin; thence South 41 deg. 56' West 529.5 feet to an iron pin in the northerly line of a 12.1 acre tract purchased by John L. Crandall and then continuing with the northerly boundary of said 12.1 acre tract South 46 deg. 28' East 25.03 feet to a point; thence South 34 deg. 09' East 25.7 feet along the northerly line of a 11.5 acre tract purchased by John L. Crandall to an iron pin; thence North 41 deg. 56' East 535.7 feet to an iron pin; thence with a curve having a radius of 69.46 feet and a length of 82.46 feet to an iron pin; thence North 26 deg. 05' West 17.5 feet to an iron pin; thence with a curve and in a generally northerly direction with a radius of 13.83 feet and a length of 18.20 feet to the point of beginning.

BEING the same property conveyed to Maxey Ray Starks by Final Decree from Lillian Kathryn Starks of record by Instrument No. 20070116-0006391, Register's Office for Davidson County, TN Also being the same property conveyed to Marvin T. Reed by Warranty Deed from Maxey Ray Starks, unmarried, of record by Instrument No. 20070904-0105817, Register's Office for Davidson County, Tennessee.

Previous and last being the Quitclaim Deed unto Steve Conatser dated August 30, 2007 and being Record No. 20070904-0105818 in the Register's Office of Davidson County, Tennessee.

EXHIBIT A (5 of 6)

Land in the Fourth District of Davidson County, Tennessee being 12.1 acres according to the survey of John D. McCormick, Land Surveyor, dated October 13, 1973 and described as follows:

Beginning at an iron pin in the southwest corner of James C. Bowen property acquired by him in Book 6163, Page 323 Register's Office for Davidson County, Tennessee, and said beginning point in the Hadley Bend in the low water mark on the Cumberland River and the southeast corner of the land herein described and subject to any easement for the flow of the Cumberland River and at the low water line; thence North 46° 49' West 16.4 feet with the low water line of the river; thence North 34° 35' West 562.3 feet with the river to an iron pin; thence North 49° 16' East with a fence 960.9 feet to an iron pin; thence South 46° 28' East 412.4 feet with a fence to an iron pin; thence South 46° 28' East 25.03 feet to a point in a fence; thence South 41° 56' West 1094.5 feet with a fence to the point of beginning.

Previous and last conveyance being the Quitclaim Deed from Steven M. Conatser to Lillian C. Starks of Steven M. Conatser's ½ undivided interest in property designated on Map 44, Parcel 28.00 of the Tax Assessor's Office of Davidson County, Tennessee, which Deed is recorded in Book 7212, Page 25 of the Register's Office of Davidson County, Tennessee.

However this conveyance is subject to the conveyance by Quitclaim Deed from Steve Conatser and wife, Karen Conatser to Lillian C. Starks and husband, Maxey R. Starks dated September 8, 1998, recorded in Record Book 11103, Page 289 of the Register's Office of Davidson County, Tennessee, which has the following description:

A tract of land located in the second civil district of Metropolitan Nashville and Davidson County, Tennessee. Being a part of Parcel 28 on Map 44 of the Tax Assessor's Office for Davidson County, Tennessee. Also being more particularly described as follows:

Beginning at a point in the northwest corner of said Parcel 28, said point also being the southwest corner of Martin Jones' property, as of record in Deed Book 3163, Page 9, of the Register's Office for said county, thence south 46° 28' 00'' east 407.41 feet to the true point of beginning; thence south 46 degrees 28' 00'' east 30.02 feet to a point thence south 41 degrees 45' 28'' west 1072.30 feet to a point thence north 46 degrees 49' 00'' west 16.40 feet to a point; thence north 34 degrees: 35' 00'' west 562.30 feet to a point; thence north 49 degrees 16' 00'' east 400.00 feet to a point; thence south 31 degrees 38' 06'' east 501.43 feet to a point; thence north 41 degrees 45' 28'' east 686.78 feet to the point of beginning containing 233,138.75 square feet or 5.3521 acres.

Also conveyed herein is non-exclusive perpetual easement for purposes of ingress and egress in the following described land:

Land in the Fourth Civil District of Davidson County, Tennessee, according to a survey by John D. McCormick, Land Surveyor, dated October 13, 1973, being a 50 foot wide strip of land generally southerly from Claudia Drive to a 11.5 acre tract and 12.1 acre tract and described as follows:

EXHIBIT A (6 of 6)

Beginning at a concrete monument in the southwest corner of Claudia Drive where it intersects the northerly line of the 5.01 acre tract of land retained by Martin R. Jones and wife, and also, being the northwest corner of the within described land; thence North 40 deg. 44' West crossing Claudia Drive 50 feet to a concrete monument; thence with a curve going generally South with a radius of 63.83 and a length of 83.98 feet to a point; thence South 26 deg. 05' East 17.5 feet to an iron pin; thence southerly with a curve having a radius of 19.46 feet and a length of 23.10 feet to an iron pin; thence South 41 deg. 56' West 529.5 feet to an iron pin in the northerly line of a 12.1 acre tract purchased by John L. Crandall to an iron pin; thence North 41 deg. 56' East 535.7 feet to an iron pin; thence with a curve having a radius of 69.46 feet and a length of 82.46 feet to an iron pin; thence North 26 deg. OS' West 17.5 feet to an iron pin; thence with a curve and in a generally northerly direction with a radius of 13.83 feet and a length of 18.20 feet to the point of beginning.

Being the same tract conveyed by Lillian C. Starks unto Steven M. Conatser recorded January 26, 2007 as Instrument # 20070126-0011105 of the Register's Office of Davidson County, Tennessee.

Previous and last conveyance being the Quitclaim Deed from Steven M. Conatser unto Lillian C. Starks in Instrument # 20070213-0018345 of the Register's Office of Davidson County, Tennessee.

Being assessed on Tax Map 44 and a portion of Parcel 28.00 of the Tax Assessor's Office of Davidson County, Tennessee.

Previous and last being the Quitclaim Deed unto Steven M. Conatser dated August 28, 2007 and being Record No. 20070927-0115261 in the Register's Office of Davidson County, Tennessee.