This instrument prepared by:
LAW OFFICE OF TONI RUTGERSON
200 Nashboro Blvd
P.O. Box 17116
Nashville, TN 37217
(615) 885-5707

Davidson County DEEDQC
Recvd: 04/22/16 15:24 2 pgs
Fees:13.00 Taxes:18.50
20160422-0039528

ADDRESS OF NEW OWNER:
David J. Waynick
200 Nashboro Blvd.
P.O. Box 17116
Nashville, TN 37217

SEND TAX BILL TO:
To New Owner

MAP: 76-5
GROUP:
PARCEL: 68

THIS INSTRUMENT PREPARED BY INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITH NO TITLE SEARCH PERFORMED.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of Five Thousand and 00/100 ($5,000.00) Dollars, **Lloyd W. Griffin and wife, Diane Griffin** have bargained and sold, and do hereby remise, release and forever quitclaim unto **DAVID J. WAYNICK, a married man,** their entire right, title and interest in and to a certain tract of land in **Davidson County, Tennessee,** described as follows:

Being Lot No. 63 on the Plan of Hidden Hills of record in Book 4860, page 43 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David J. Waynick and Lloyd W. Griffin, as tenants in common, each owning a one-half undivided interest, by deed from Russell L. Buckner and wife, Dana C. Buckner dated September 7, 2004 of record as Instrument Number 20040908-0108509 in the Register's Office for Davidson County, Tennessee.

618 DEBBIE DRIVE
HERMITAGE, TN 37076

Grantors make no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantors make no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantors and accepted by Grantee in an "as is, where is" and "with all faults" condition.

This conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, including but not limited to those contained in Book 4938, page 327 RODC and Plat Book 4860, page 43 RODC, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is further made subject to real property taxes for 2016 and subsequent years.

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater for this transfer is $5,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of April, 2016.

Notary Public
My Commission Expires: Jan. 6, 2020

IN WITNESS WHEREOF we have hereunto set our hands on this the 19th day of April, 2016.

LLOYD W. GRIFFIN, Bargainor

DIANE GRIFFIN, Bargainor

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lloyd W. Griffin and wife, Diane Griffin, the Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Quitclaim Deed for the purposes therein contained.

Subscribed and sworn to before me this 19 day of April, 2016.

Notary Public

CERTIFICATION
I, Toni Rutgerson, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

TONI RUTGERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of April, 2016 personally appeared before me, the undersigned notary public for this county and state, Toni Rutgerson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: Jan. 6, 2020