Patrick Smith, Register
Cheatham County Tennessee

Rec #:	20157		
Rec'd:	15.00	Instrument #:	169818
State:	0.00	Recorded	
Clerk:	0.00	5/3/2016 at	10:27 AM
Other:	2.00	in Record Book	509
Total:	17.00	Pgs.	1571—1573

BILL GARRETT, Davidson County
Trans:T20160036593 DEEDQC
Recvd: 05/03/16 11:45 3 pgs
Fees:17.00 Taxes:0.00
20160503-0043451

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ -0-

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 2nd DAY OF May, 2016.

NOTARY PUBLIC

My Commission expires April 18

LINDSAY H ELLIOTT
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF CHEATHAM

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File No. 16040017

Address of New Owner	Send Tax Bills To:	Tax Information:
Gwendolyn Davis Lee 7405 Harper Road Joelton, TN 37080	Same	023-068.04

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 29th day of April, 2016, by and between **Robert B. Davis, Jr. and Patricia L. Davis**, (hereinafter referred to as "Grantors"), and **Gwendolyn Davis Lee**, (hereinafter referred to as "Grantee"):

WITNESSETH:

For and in consideration of the sum of Ten and No/100 Dollars, ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, **Robert B. Davis, Jr. and Patricia L. Davis, husband and wife**, Grantor(s), have/has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto **Gwendolyn Davis Lee**, her heirs, successors, and assigns, their entire right, title, and interest in and to a certain parcel of land in Cheatham County, Tennessee, described as below, **to include Oil, Gas, and Mineral rights having reserved by Grantors in deed of record at Record Book 97, page 75, Register's Office for Cheatham Conty, Tennessee, such that those rights reserved merge with the fee and reservation is hereby extinguished.**

Land located in the 2nd Civil District of Cheatham County, Tennessee, and partially in Davidson County, Tennessee, being described as follows, to-wit:

Tract 3-B: Beginning at an iron pin, said iron pin being the southeast corner of this tract and also being in the line of L. Neal Binkley (now DeRosset) land; thence leaving Binkley's line, North 86 degrees 26' West, 125.04 feet to an iron pin set by a power pole; thence North 64 degrees 07' 45" West, 233.70 feet to an iron pin; thence North 4 degrees 00' East, 1626.99 feet to a point, said point being in the line of Steve Leibfritz (heirs) (now Chambliss) land; thence with said Leibfritz line, South 85 degrees 00' East, 622.80 feet to an original set stone and fence corner, being the

northeast corner of this tract; thence leaving said Leibfritz' line and with the line of the L. Neal Binkley land the following two calls: South 16 degrees 10' West, 880.82 feet to an iron pin; thence South 10 degrees 35' West, 833.67 feet to the point of beginning, containing 17.08 acres, more or less.

This property is subject to and served by a Utility/Ingress/egress easement of record at Deed Book 5287, page 959, Register's Office for Davidson County Tennessee, also recorded in Book 193, page 854, Register's Office for Cheatham County, Tennessee, and water rights and well easement/right of way of record at Deed Book 7841, page 428, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gwendolyn Davis Lee, an individual, by Warranty Deed from Robert B. Davis, Jr. and Patricia L. Davis, husband and wife, dated 04/29/04 and recorded on 04/29/04 at Record Book 97, Page 75, Register's Office for Cheatham County, Tennessee.

This is improved property generally located:
7405 Harper Road, Joelton, TN 37080

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.

IN WITNESS WHEREOF, **Robert B. Davis, Jr. and Patricia L. Davis,** has caused this instrument to be executed, this the 29th day of April, 2016.

Robert B. Davis, Jr.

Patricia L. Davis

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Robert B. Davis, Jr. and Patricia L. Davis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the within instrument for the purposes therein contained.

This the 29th day of April, 2016.

My commission Expires: 9/26/18

NOTARY PUBLIC

LINDSAY H. ELLIOTT
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF CHEATHAM