QUITCLAIM DEED

Prepared from information provided by the parties, no title search being done.

BILL GARRETT, Davidson County
Trans:T20160039356 DEEDQC
Recvd: 05/11/16 14:15 2 pgs
Fees:12.00 Taxes:0.00
20160511-0046894

Heather Lee State of Tennessee Notary Public Rutherford Co. Expires 6-18-17

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of May 2016.

Notary Public

MY COMMISSION EXPIRES: 6-18-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY & RETURN TO:
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 218
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan Hunter and Randall Walker	Same as New Owner	
(NAME) 5947 Cane Ridge Road	(NAME)	182 00 0 017.00
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Imogene H. Walker, unmarried** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY QUITCLAIM UNTO **Susan Hunter, unmarried and Randall Walker, unmarried** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at an iron rod on the westerly right-of-way of Cane Ridge Road, said point being the southeasterly corner of subject tract and the northeasterly corner of Lot No. 1 "Clarence Ray Walker Subdivision", Section One, Book 5800, Page 158, Register's Office of Davidson County, Tennessee; thence leaving said right-of-way with Lot No. 1, South 86 deg. 35' 47" West, 528.66 feet to an iron rod; thence with property of Steve Turner, Instrument Number 20000602-0055173, North 3 deg. 28' 29" West, 399.96 feet to an iron rod; thence North 83 deg. 22' 43" West, 231.73 feet to an iron rod; thence with property now, or formerly owned by, Sallie H. Wingler, Deed Book 2650, Page 451, R.O.D.C., North 4 deg. 45' 28" East, 306.29 feet to an iron rod; thence South 83 deg. 01' 47" East, 473.74 feet to an iron rod; thence with property now, or formerly owned by John K. Cravens, Deed Book 5209, Page 855, R.O.D.C., South 2 deg. 49' 48" West, 300.66 feet to an iron rod; thence South 86 deg. 03' 34" East, 300.01 feet to an iron rod on the westerly right-of-way of Cane Ridge Road; thence with said right-of-way, South 1 deg. 09' 00" East, 147.77 feet to an iron rod; thence with a curve to the right, having a radius of 2,809.85 feet, and in a general southerly direction 99.99 feet to an iron rod; thence South 0 deg. 53' 20" West, 73.68 feet to the point of beginning.

The above description was taken from a boundary survey titled "Clarence Ray Walker and wife, Imogene H. Walker Property", as prepared by R.L. Spears & Co., Mt. Juliet, TN, and last revised May 1, 2000.

Being part of the same property conveyed to Clarence Ray Walker and wife, Imogene H. Walker by Deed dated August 24, 1961 from Hershel Burns of record in Book 3278, Page 30, Register's Office for Davidson County, Tennessee. Clarence Ray Walker having since died on January 22, 1999, leaving property vested solely in Imogene H. Walker, as surviving tenant by the entirety.

Improved Property known as: **5947 Cane Ridge Road, Antioch, TN 37013**

Witness our hands this 6th day of May, 2016.

Imogene H. Walker

Imogene H. Walker

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Imogene H. Walker the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 16th day of May, 2016.

Commission expires: 6-18-17

Heather Lee
State of Tennessee Notary Public
Rutherford Co.
Expires 6-18-17

Heather Lee

Notary Public