# QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160039873 DEEDQC
Recvd: 05/12/16 14:55 2 pgs
Fees:13.00 Taxes:55.50
20160512-0047579

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00

Kenny Bundy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF May 2016. Tony Williams
Notary Public

MY COMMISSION EXPIRES: 3-7-17
(AFFIX SEAL)

TONY WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| Mark Musgrove and Kim Musgrove | Same | |
| (NAME) | (NAME) | 50-114 |
| 4215 Brush Hill Road | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37216 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF FIFTEEN THOUSAND DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, KENNY L. BUNDY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO MARK MUSGROVE AND WIFE, KIM MUSGROVE, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

A TRACT OF LAND IN THE SECOND CIVIL DISTRICT OF METROPOLITAN NASHVILLE DAVIDSON COUNTY, TENNESSEE, BEING MORE FULLY DESCRIBED ACCORDING TO A SURVEY DATED NOVEMBER 18, 1983 PREPARED BY RAGAN-SMITH-MURPHY & ASSOCIATES, INC. JOB NO. 83-054, AS FOLLOWS:

TO REACH THE BEGINNING FROM AN IRON PIN AT THE NORTHEAST CORNER OF C.A. WHEELER, JR., TAX MAP 50, PARCEL 100 ON THE WESTERLY RIGHT OF WAY LINE OF I-24, FOLLOW I-24 N 10 DEGREES 28' 02" W 514.65 FEET TO A CONCRETE MONUMENT; THENCE N 19 DEGREES 38' 27" W 1217.97 FEET TO A CONCRETE MONUMENT; THENCE N 26 DEGREES 36' 18" W, 402.26 FEET TO A CONCRETE MONUMENT; THENCE N 19 DEG 51' 52" W, 542.00 FEET TO AN IRON PIN, THE POINT OF BEGINNING; THENCE S 64 DEGREES 09' 51" W 692.72 FEET TO A POINT IN THE CENTER OF A 50 FT PRIVATE DRIVE; THENCE NORTHWARDLY WITH THE CENTER OF SAID DRIVE AND A 478.33 FT RADIUS CURVE TO THE LEFT 84.33 FT, SAID CURVE HAS A CHORD BEARING AND A DISTANCE OF N 24 DEGREES 54' 32" W 84.22 FT; THENCE, N 29 DEGREES 57' 45" W 293.72 FT; THENCE, WITH A 778.15 RADIUS CURVE TO THE RIGHT 149.54 FT, SAID CURVE HAS A CHORD BEARING AND DISTANCE OF N 24 DEGREES 27' 26" W 149.31 FT; THENCE N 18 DEGREES 57' 07" W 221.50 FT; THENCE, LEAVING SAID DRIVE N 71 DEGREES 02' 53" E 644.57 FT TO AN IRON PIN ON THE WESTERLY RIGHT OF WAY LINE OF I-24; THENCE, WITH SAID LINE S 0 DEGREES 31' 19" E 321.79 FT TO A CONCRETE MONUMENT; THENCE, S 56 DEGREES 21' 44" E 367.17 FT TO A CONCRETE MONUMENT; THENCE, S 19 DEGREES 51' 52" E 62.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO KENNY L. BUNDY, BY WARRANTY DEED FROM JAY GILPIN, OF RECORD IN INSTRUMENT NUMBER 20030404-0044588, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED APRIL 2, 2003.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

***This instrument has been prepared by information provided by the parties***
***No title search was conducted and no representations regarding title have been made by the Drafter***

This is
(X) unimproved
( ) improved

property known as 10 Acres, Trail Hollow Road. Nashville. TN
(House Number) (Street) (P.O. Address) (City or Town)

Witness our hands this the 10 day of May, 2016.

Kenny L. Buddy

STATE OF Tennessee )
COUNTY OF Davidson )

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

Witness my hand and official seal, this the 10 day of May, 2016.

Tony Williams
Notary Public

My Commission Expires: 3-7-19

TONY WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

**RETURN TO:**
**Rudy Title & Escrow**
**2012 21st Ave. South**
**Nashville, TN 37212**