BILL GARRETT, Davidson County
Trans:T20160042061 DEEDQC
Recvd: 05/19/16 09:43 2 pgs
Fees:12.00 Taxes:0.00
20160519-0050074

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD VOID THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Matthew David Tidwell	(NAME) SAME AS NEW OWNER	
(STREET ADDRESS) 2990 Union Hill Road	(STREET ADDRESS)	P/O 01500007500
(CITY) (STATE) (ZIP) Joelton, TN 37080	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Matthew David Tidwell,** Grantor, does hereby quitclaim and convey unto **Matthew David Tidwell**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

SEE ATTACHED EXHIBIT "A"

Being a portion of the same property conveyed to Matthew David Tidwell from The Estate of Kenneth Tidwell, Sands M. Chowning, Executor, by Quitclaim Deed of Record in Instrument No. 201210190096244, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

Affiant

Subscribed and sworn to before me this the 12th day of May, 2016.

My commission expires: 4-24-2019 (Affix Seal)

Notary Public

DONNA GANSKI STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Witness my hand this 12th day of May, 2016.

Matthew David Tidwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of May, 2016, before me personally appeared Matthew David Tidwell, to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/free act and deed.

Witness my hand and official seal this 12th day of May, 2016.

Notary Public

My Commission Expires: 4-24-2019

DONNA GANSKI STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

EXHIBIT "A"

Property Description

5.018 Acres

Being a tract of land in the 1st Council District of Davidson County Tennessee, and a Portion of that property Matthew David Tidwell in QCD 20121019 0096244 R.O.D.C.T., More accurately described according to a survey by Anthony T. Bollinger R. L.S. TN LIC. NO. 2095 dated 04/16/16 as follows:

Beginning at an existing iron stake at a large pine tree in the northerly margin of Union Hill Road, Said stake being the most southwest corner to herein described tract, and a common corner To James Barnes in WB 20011217 0138762 RODCT; Thence now leaving said margin with said Barnes and an old fence N 03°00'00" E, 315.00' to a set iron pin; Thence now leaving said Barnes with a new line S 86°42'39" E, 791.88' to a set iron pin in the northwesterly margin Of previous said Union Hill Road; Thence with said margin for the next three calls: S 45°489'18" W, 335.25'; Thence with a curve to the right (I= 59°15'42", R= 371.30' & CB= S 75°26'08" W, 367.15) L= 384.04'; Thence N 74°56'01"W, 218.88' to the point of Beginning containing 5.018 acres.

The above described tract is subject to a 15' wide ingress ,egress and driveway easement Serving the parent parcel, described as follows:

Being a 15' wide ingress, egress and driveway easement lying 7.5' either side and parallel To herein described centerline, beginning at a point in the northerly margin of Union Hill Road And the center of a gravel drive; said point being S 74°56'01" E, 42.02 from the most southwest Corner the above described tract; Thence now leaving said margin with the centerline of said Gravel drive N 11°59'40" E, 14.40'; Thence N 09°10'16" W, 31.85'; Thence N 12°21'20" W, 63.00'; Thence N 01°15'32" E, 55.43'; Thence N 02°37'38" E, 162.19' to a point in the northerly Line of the above described tract.