This instrument prepared by:
Joe F. Gillespie, Jr.
6408-A Clarksville Highway
Joelton, Tenn. 37080
(No title search has been conducted and all description information was provided by the Grantee)

BILL GARRETT, Davidson County
Trans:T20160042793 DEEDQC
Recvd: 05/23/16 08:41 3 pgs
Fees:17.00 Taxes:0.00
20160523-0051011

New owners:	Send tax bills to:	Map/Parcel Nos.:
PATRICIA ANN RICHARDSON and CALVIN TRACY RICHARDSON 6588 OLD HICKORY BLVD. WHITES CREEK, TENN. 37189	Same	30-106

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $0.00 (ZERO DOLLARS).

Calvin T. Richardson
CALVIN TRACY RICHARDSON

Subscribed, sworn and acknowledged before me this 3rd **day of** December, **2015.**

NOTARY PUBLIC

JOE F. GILLESPIE, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MY COMMISSION EXPIRES: October 18, 2016

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **$0.00 (ZERO DOLLARS),** love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, the receipt of which is hereby acknowledged, I, **PATRICIA ANN RICHARDSON,** have this day remised, released and quit claimed to **PATRICIA ANN RICHARDSON, as life tenant, and the remainder in fee to CALVIN TRACY**

RICHARDSON, all of my right, title and interest to a certain tract or parcel of property located in Davidson County, Tennessee, more particularly described as follows:

BEGINNING at an iron pin 307.4 feet 10 degrees East from the South right-of-way line of Old Hickory Boulevard, said point being 307.4 feet in the Southeasterly direction from the Northwest corner of a 25-acre tract of land conveyed to F.L. Burgess by deed from Henry Carney of record in Book 322, page 659, Register's Office, Davidson County, Tennessee, thence with a line North 83 degrees 45 feet West 702.2 feet to a point; thence with a line South 10 degrees 40 feet East 308.5 feet to a point; thence with a line South 83 degrees 45 feet East 698.5 feet to a point; thence with a line North 10 degrees 00 feet West 307.5 feet to the point of the beginning, containing 4.75 acres, more or less, and being a part of the same property conveyed to Ella Richardson, widow, by deed of record in Deed Book 1477, page 617, Register's Office, Davidson County, Tennessee.

There is also hereby conveyed a 25-foot right-of way of ingress and egrees to and from the above-described property to and from Old Hickory Boulevard described as follows, to-wit:

Beginning at an iron pin 307.4 feet South 10 degrees 00 feet East from the South right-of-way line of Old Hickory Boulevard, said point being 307.4 feet in a Southeasterly direction from the Northwest corner of a 25-acre tract of land conveyed to F.L. Burgess by deed from Henry Carney of record in Book 332, Page 659, Register's Office, Davidson County, Tennessee; thence with a line North 10 degrees 00 feet West 307.4 feet a point in the South right-of-way line; thence South 10 degrees 00 feet East 307.4 feet to a point; thence South 83 degrees 45 feet East 25 feet to the point of beginning.

BEING the same property recorded as Instrument No. 20100107-0001553, which was an order from Chancery Court Case No. 08-1030-IV, which vacated a previous quitclaim deed recorded as Instrument No. 20060810-0098707, and vested all right, title, and interest in the Grantor, Patricia Ann Richardson.

No title search was conducted in preparation of this deed and all description information was provided by the Grantee.

This is improved property known as 6588 Old Hickory Blvd., Whites Creek, Tenn. 37189.

WITNESS MY HAND.

Patricia Ann Richardson

PATRICIA ANN RICHARDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the above County and State, the within named bargainor Patricia Ann Richardson, with whom I am personally acquainted or who proved to me her identity on the basis of sufficient evidence, and who acknowledged she executed the foregoing document for the purposes recited therein. Witness my hand this 3rd day of December, 2015.

NOTARY PUBLIC

JOE F. GILLESPIE, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:

October 18, 2016