This Instrument Prepared By and Returned To:
Kevin D. Montgomery
Hardeman & Montgomery, Attorneys at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20160043300 DEEDQC
Recvd: 05/23/16 15:48 3 pgs
Fees:17.00 Taxes:0.00
20160523-0051671

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Shane P. Gardner 6255 Eatons Creek Road Joelton, TN 37080	SAME	21-202 & 21-215

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and NO/100 Dollars, cash in hand paid, **Shane P. Gardner and Tonya Gardner, husband and wife,** (Grantors) hereby convey, remise, release and quitclaim all of their right, title and interest unto **Shane P. Gardner and Tonya Gardner, husband and wife**, (Grantees) all the real property in Davidson County, Tennessee, described in Exhibit "A" attached hereto.

SEE EXHIBIT A

Being the same property conveyed to Shane P. Gardner and Tonya Gardner, husband and wife by deed of record in Instrument No. 20140516-0042195, Register's office for Davidson County, Tennessee.

This conveyance is made for the purpose combining the two separate map and parcel numbers currently assigned to the said tracts into one map and parcel number.

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

This deed was prepared without the benefit of a title search and based upon the information provided by the Grantors.

This is improved property known as 6255 Eatons Creek Road, Joelton, Tennessee 37080.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 23 day of May, 2016.

Shane P. Gardner

Tonya Gardner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned notary public, of said county, **Shane P. Gardner and Tonya Gardner**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 23 day of May, 2016.

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 23 day of May, 2016.

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

Notary Public

Exhibit "A"

Parcel (202), **Tract 1** of this survey: Beginning on an iron pin set twenty five feet (25') from the centerline of Eaton's Creek Road and being 445.75' south of the intersection of Eaton's Creek Road and Old Clarksville Pike, the northeast corner of the herein described tract and also being 2.30' east of an iron pin set in the fence at the southeast corner of a parcel belonging to the GSA and being the Nashville Fire Department, Joelton Fire Station; thence with the west margin of Eaton's Creek Road S-13° 50' 31"-W, 234.37' to an iron pin set at the southeast corner of the herein described tract and the northeast corner of May property; thence leaving the margin of Eaton's Creek Road with May's north line N-67° 24' 11"-W, 290.99' to an existing one inch (1") iron pipe the southwest corner of tract 1 and the southeast corner of tract 2 of this survey; thence with the east line of tract #2, N-16° 02' 22"-E, 186.65' to an existing 2" iron pipe at the northwest corner of the herein described tract and the northeast corner of tract 2 of this survey; thence with the GSA property's south line and generally with the fence, S-76° 49' 50"-E, passing an iron pin at 278.03' and continuing an additional 2.30' to an iron pin, the point of beginning and containing 1.37 acres, more or less according to a survey by Galyon Northcutt Surveying dated April 14, 2014.

Parcel (215), **Tract 2** of this survey: Commencing on an iron pin set on the margin of Eaton's Creek Road, 25' from the centerline of said road and being 445.75' south of the intersection of Eaton's Creek Road and the Old Clarksville Pike and being N-76° 49' 50"-W, 280.45' from said iron pin at the Point of Beginning of Tract 2 (parcel 215) of this survey, at an existing two inch (2") iron pipe at the northeast corner of the herein described tract and the northeast corner of tract 1 (parcel 202) of this survey; thence with the west line of tract 1, S-16° 02' 22"-W, 186.65' to an existing 1" iron pipe, the southeast corner of tract 2 of this survey and the southwest corner of tract 1; thence S-84° 21' 27"-W, 293.66' with May's north line to an existing iron pin in a fence and east line of Felts and being the southwest corner of the herein described tract and the northwest corner of May's property; thence with Felt's east line and generally with an existing fence N-16° 40' 55"-E, 263.47' to an existing two inch (2") iron pipe, the northwest corner of this tract #2 of this survey and the southwest corner of Walker; thence with Walker's south line S-80° 36' 34"-E, 123.58' to an existing iron pin; thence S-80° 48' 10"-E, 148.24' to an existing two inch (2") iron pipe, the point of beginning or tract 2 of this survey and containing 1.40 acres, more or less according to a by Galyon Northcutt Surveying dated April 14, 2014.