NEW OWNER:
Mike R. Smith
94 Cassie Bell Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT WAS PREPARED BY:
Larry H. Hagar, Esq.
219 Second Avenue, North, Suite 100
Nashville, TN 37201
(615) 244-0001, Ext. 3

BILL GARRETT, Davidson County
Trans:T20160048085 DEEDQC
Recvd: 06/07/16 14:10 2 pgs
Fees:12.00 Taxes:0.00
20160607-0057447

Prepared from information supplied by the parties. No title work performed or tax advice given.

Map/Parcel: 05316015000

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ronald E. Clinard**, does hereby convey his **1/3** undivided interest in the below property unto **Mike R. Smith**, his heirs and assigns, forever, all of his right, title and interest in and to the following tracts or parcels or land, situated and lying in Davidson County, Tennessee, bounded and described as follows, to wit:

Tract I:
Being Lot No. 3 on the Plan of Cassie Bell Estates, of record in Plat Book 8250, page 69, Register's Office for Davidson County, Tennessee, to which plan references is here made for a more complete and accurate description:

Being the same property conveyed to Mary Kathleen Case nka Mary Kathleen Clinard by Warranty deed from Joe L. Wall and H. Mike Sugs, d/b/a/ J & M Investments, dated June 22, 1992 and of record in Book 8658, Page 958, Register's Office for Davidson County, Tennessee.

Tract II:
A tract of land, being the northerly or rear section of the Sara J. (Jones) Miller property situated in the 4th Civil District of Davidson, County, Tennessee (Lakewood) and recorded in Instrument 200008300085621 pages 1 and 2 and described as follows according to a land Survey by John D. McCormick – RLS #674 dated March 28, 2003.

Beginning at an existing iron rod in the northerly margin of "Cassie Bell Estates" as recorded In Plat Book 6250 Page 69, said point being the northeast corner of Lot #3 of "Cassie Bell Estates", thence South 46 degrees 13' 58" Ease a distance of 87.50 feet to an existing iron rod At a fence intersection; thence South 31 degrees 47' 18" West a distance of 130.00 feet to a Metal fence post; thence North 48 degrees 57; 46" West a distance of 94.29 feet to a new iron Rod in the easterly margins of Lot #3 of "Cassie Bell Estates", thence 133.16 feet to the point Of beginning and containing 11,804 square feet (approximately 0.27 acres) more or less,

Being the same property conveyed to Mary Case nka Mary Clinard by warranty deed from Sara J. Jones Miller and husband, Steven T. Miller, dated July 14, 2003 and of record in Instrument No. 20030930-0144364, Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT:

Being Lot No. 3A on the plan of "Resubdivision of Lot #3", filed for record 12/17/07 as Instrument No 20071217-0144364, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael R. Smith, unmarried, by quitclaim deed from Mary Kathleen Case N/K/A Mary Kathleen Clinard and husband, Ronnie E. Clinard, dated February 29, 2008, and of record in Instrument No. 20080306-0022429, Register's Office for Davidson County, Tennessee.

The said Mary Kathleen Clinard having since passed away on November 3, 2013, and her Estate being probated under Docket No. 14P-281, in the Seventh Circuit Court for Davidson County, Tennessee.

This is IMPROVED property know as 96 Cassie Bell Drive, Old Hickory, Tennessee 37138.

WITNESS SIGNATURE(S) this 25 day of May, 2016.

Ronnie E. Clinard

Ronald E. Clinard

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Ronald E. Clinard**, the 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 at Nashville, Tennessee, on this the 25 day of May, 2016.

NOTARY PUBLIC

My Commission Expires: March 3, 2020

TERRY H. HAGAR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Ronnie E. Clinard

AFFIANT

Sworn to and subscribed before me this the 25 day of May, 2016.

NOTARY PUBLIC

My Commission Expires: March 3, 2020

TERRY HAGAR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.