This instrument was prepared by:
STINNETT & WILKINSON
106 Frey Street
Ashland City, Tennessee 37015

ADDRESS NEW OWNER:
David Lee McDonald
5294 Ashland City Highway
Nashville, Tennessee 37218

SEND TAX BILLS TO:
Same

MAP & PARCEL: 0067-00-0-009.00

BILL GARRETT, Davidson County
Trans:T20160052136 DEEDQC
Recvd: 06/20/16 11:43 4 pgs
Fees:22.00 Taxes:0.00
20160620-0062427

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QUITCLAIM DEED

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FOR AND IN CONSIDERATION of the sum of One Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which are hereby acknowledged, we, **CHARLES A. McDONALD and BEVERLY FAY CANALE,** hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer, convey and quitclaim unto **DAVID LEE McDONALD,** hereinafter called the Grantee, his heirs and assigns, all our right, title, claim, and interest in and to certain tracts or parcels of land located in Davidson County, Tennessee, described as follows: to-wit:

TRACT 1: A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee lying in the 13th District of said County, being part of a 63 acre tract on Hydes Ferry Pike, and beginning on the north side of said Hydes Ferry Pike, at the southwest corner of a one-acre tract conveyed to Jessie McDonald Mullins by deed of R. D. McDonald and wife of record in Book 1166, Page 664, Register's Office for Davidson County, Tennessee, said point being 331 feet westerly from the southeast corner of said 63-acre tract which was deeded to R. D. McDonald and wife by Chas. E. Howington, et al. by deed of record in Book 699, Page 134, and covered by deed from R. D. McDonald to Hautie McDonald of record in Book 739, Page 210, said Register's Office; thence with the westerly line of the Mullins one-acre tract North 18 degrees 35 minutes West 420 feet to a point, thence North 63 degrees 0 minutes East 210 feet to a point in the east boundary line of a 48.211 acre tract as surveyed by Z. J. Wilkinson on November 27, 1961; thence along the east boundary line of said 48.211 acre tract North 15 degrees 30 minutes West 1433 feet to a point in the center line of Back Creek; thence down said creek with its meanders South 63 degrees 0 minutes West 200 feet, South 50 degrees 0 minutes West 500 feet, South 54 degrees 0 minutes West 300 feet, South 41 degrees 30 minutes West 179 feet, North 82 degrees West 52 feet to a small bridge and to a point in the center of Back Creek Road; thence leaving the creek and with the center line of the Back Creek Road South 36 degrees 30 minutes West 373 feet to the northwest corner of said 48.211 acre tract; thence continuing with the center line of Back Creek Road and along the northerly line of a 3.5 acre tract South 36 degrees 30 minutes West 245 feet to the northwest corner of said 3.5 acre tract; thence leaving Back Creek Road

and with the westerly line of said 3.5 acre tract South 22 degrees 40 minutes East 670 feet to the southwest corner of the 3.5 acre tract; thence along the south line of the 3.5 acre tract North 63 degrees 0 minutes East 210 feet to the southeast corner of the 3.5 acre tract and also a corner of the 48.211 acre tract; thence continuing North 63 degrees 0 minutes East 210 feet along a line of the 48.211 acres to a point and corner of the 48.211 acres; thence along a line of the 48.211 acres South 22 degrees 40 minutes East 600 feet to point and corner of the 48.211 acres, said point also being the northwest corner of the Paul M. Ross lot; thence North 63 degrees 0 minutes East 200 feet to the northeast corner of said Ross lot; thence South 27 degrees 0 minutes East 10 feet to the Northeast corner of the C. L. Hudgens lot; thence North 63 degrees 0 minutes East 210 feet to the northeast corner of said Hudgens lot; thence along a line that is the easterly line of the Hudgens lot and the westerly line of a McDonald lot, South 27 degrees 30 minutes East 210 feet to a point in the north R.O.W. of Tenn. State Highway #12; thence with the north R.O.W. of Highway #12, North 63 degrees 0 minutes East 420 feet to the point of beginning and containing 47.211 acres, more or less.

INCLUDED in the above acreage, description and boundaries but EXPRESSLY EXCLUDED from this conveyance are the lands described in following deeds of record in the Register's Office for Davidson County, Tennessee: Book 6874, Page 894; Book 5680, Page 282; Book 5933, Page 307; Book 10436, Page 934; Book 8679, Page 857.

BEING a part of the same property conveyed to Charles D. McDonald and wife, Mildred Louise McDonald, by deed from Jessie McDonald Mullins, Fay McDonald Gray and C. D. McDonald of record in Book 3762, Page 498, said Register's Office.

TRACT 2: Land in Davidson County, Tennessee, lying in the 13th District of said County, being part of a 63-acre tract on Hydes Ferry Pike, and beginning on the north side of said Hydes Ferry Pike, at the southwest corner of a one-acre tract conveyed to Jessie McDonald Mullins by deed of R. D. McDonald and wife of record in Book 1166, Page 664, Register's Office for Davidson County, Tennessee, said point being 210 feet westerly from the southeast corner of said 63-acre tract which was deeded to R. D. McDonald and wife by Chas. E. Howington, et al. by deed of record in Book 699, Page 134, and covered by deed from R. D. McDonald to Hautie McDonald of record in Book 739, Page 210, said Register's Office; thence with the westerly line of the Mullins one-acre tract northerly 210 feet to a point, the northwest corner of said Mullins tract; thence westerly at right angles with said line 210 feet to a point; thence southerly at right angles with said line 210 feet to a point in the north line of said Hydes Ferry Pike; thence with the north side of same easterly 210 feet to the point of beginning.

INCLUDED in the above acreage, description and boundaries but EXPRESSLY EXCLUDED from the above description of Tract 2 is the land described in a deed from Mildred Louise McDonald to the State of Tennessee of record in Book 9620, Page 592, and a deed from David Lee McDonald, Trustee, to James Bryan Lewis, Trustee, of record as Instrument Number 20130718-0074297, said Register's Office.

BEING a part of the same property conveyed to C. D. McDonald and wife, Mildred Louise McDonald, by deed from R. D. McDonald and wife, Hautie M. McDonald, and First Federal Savings and Loan Association of Nashville, of record in Book 1583, Page 511, said Register's Office.

The above described two tracts of land being the same property devised to the grantors and grantee by the Last Will and Testament of Mildred L. McDonald of record as Probate Docket Number 07P758, Seventh Circuit Court of Davidson County, Tennessee. Charles D. McDonald predeceased Mildred Louise McDonald and she acquired the entire fee as the surviving tenant by the entirety.

Charles D. McDonald and C. D. McDonald are one and the same persons.

It is intended by the parties that the above description shall encompass the entire 27.77 acres devised to them by the Last Will and Testament of Mildred L. McDonald.

Mildred Louise McDonald and Mildred L. McDonald are one and the same persons.

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

IN WITNESS WHEREOF, Grantors have executed this instrument this the 8th day of JUNE, 2016.

Charles A. McDonald
CHARLES A. McDONALD

Beverly Fay Canale
BEVERLY FAY CANALE

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STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **CHARLES A. McDONALD**, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ASHLAND CITY, Tennessee, this 13TH day of JUNE, 2016.

James W. Stinnett, Jr.
Notary Public

JAMES W. STINNETT, JR. STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My Commission Expires: 10/30/19

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STATE OF TENNESSEE
COUNTY OF Obion

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **BEVERLY FAY CANALE**, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Union City, Tennessee, this 8 day of June, 2016.

Reba Hudson
Notary Public

My Commission Expires: August 21, 2017

REBA HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
OBION COUNTY

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STATE OF TENNESSEE
COUNTY OF CHEATHAM

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

Affiant

Subscribed and sworn to before me, this 13th day of JUNE, 2016.

James W. Stinnett Jr.
Notary Public

My Commission Expires: 10/30/19

JAMES W. STINNETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.