BILL GARRETT, Davidson County
Trans:T20160068794 DEEDQC
Recvd: 08/09/16 10:25 2 pgs
Fees:12.00 Taxes:0.00
20160809-0082670

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) Teddy B. Thompson and Sherry Taylor	(NAME) SAME AS NEW OWNER	
(STREET ADDRESS) 4768 Bull Run Road	(STREET ADDRESS)	046 00 0 024.00
(CITY) (STATE) (ZIP) Ashland City, TN 37015	(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 **Ted Thompson,** Grantor, does hereby quitclaim and convey unto **Teddy B. Thompson and Sherry Taylor as tenants in common with right of survivorship**, 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:

Land situated in the Thirteenth (13th) Civil District of Nashville, Davidson County, Tennessee bounded on the north and east by Marshall Warder, on the south by Bull Run Road, on the east by Bernard Pittman and Chris Paul Jones and being described according to a mortgage loan inspection by Campbell McRae and Associates (Stanley Glenn McRae TN RLS #1673) dated 9-14-98, and being more particularly described as follows: Beginning at a point in the northerly margin of Bull Run Road said point being the southwest corner of the Bernard Pittman land (Book 5305, Page 208 RODC, TN) and the southwest corner of the herein described land; thence with said Pittman N. 28 deg. W. 164 feet to a point; thence N. 02 deg. 30' E. 212 feet to a point; thence N 89 deg. 30' 08" W. 351.50 feet; to a point in the easterly line of the Chris Paul Jones land (Book 9977, Page 232 RODC, TN), thence with said Jones the following three calls: N. 03 deg. 15' 32" E. 218.89 feet to a point; N. 87 deg. 30' 45" W 219.17 feet to a point N. 01 deg 28' 10" W. 609.37 feet to a point in the southerly line of Marshall Warder land (Book 5988, Page 80 and Book 8111, Page 700 RODC, TN) thence with said Warder the following 10 calls: S. 68 deg. 30' 37" E. 465.41 feet to a point S. 67 deg. 41' 11" E. 376.91 feet to a point; N 74 deg 13' 26" E. 61.86 feet to a point; N. 81 deg. 21' 52" E. 31.42 feet to a point; S. 09 deg. 21' 29" W. 291.75 feet to a point; S. 21 deg. 17' 29" W. 280.22 feet to a point; S. 19 deg. 49' 33" W. 75.88 feet to a point; S. 08 deg. 29' 54" W. 61.71 feet to a point; S. 03 deg 37' 30" W. 84.81 feet to a point; S. 25 deg. 30' 12" E. 121.56 feet to a point in the northerly margin of Bull Run Road; thence with the said northerly margin westerly 92' to the point of beginning. Included in the above description but specifically excluded from this conveyance is a 5.01 acre tract conveyed from Jerry Duncan and wife, Carol Duncan to Jason A. Duncan and wife, Lori L. Duncan of record in Instrument No. 200009070088498 and Re-Recorded in Instrument No. 200009180092203 in the Davidson County, Tennessee Register's of Deeds Office.

Also conveyed herein are any and all rights under that certain ingress/egress right of way of record in Book 8111 at page 700 in the same said office.

Being the same property conveyed to Ted Thompson by Deed from Debra G. Thompson, by Quitclaim Deed of record in Instrument No. 201403070019386, in the Register's Office for Davidson County, Tennessee.

Ted Thompson and Teddy B. Thompson being one in the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 5th day of August, 2016.

Affiant

My commission expires: 3/27/18
(Affix Seal)

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Witness my hand this 5th day of August, 2016.

Ted Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of August, 2016, before me personally appeared Ted Thompson, 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 5th day of August, 2016.

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 3/27/18