DAVID L. MCGILL

TO:

DAVID L. MCGILL and wife
BRIDGET ANN MCGILL

BILL GARRETT, Davidson County
Trans:T20160074318 DEEDQC
Recvd: 08/25/16 12:36 2 pgs
Fees:12.00 Taxes:0.00
20160825-0089063

MAP 101
GROUP
PARCEL 81.00

QUITCLAIM DEED

THIS INSTRUMENT made and entered into this 17th day of August, 2016, by and between **David L. McGill**, party of the first part, and **David L. McGill** and wife, **Bridget Ann McGill**, party of the second part; **WITNESSETH**:

THAT FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, the party of the first part conveys and quitclaims unto the party of the second part, **for the purpose of creating a tenancy by the entirety**, all his right, title and interest in and to the following described tract or parcel of land in the 8th Civil District of Davidson County, State of Tennessee, as follows:

Land in the 8th Civil District of Davidson County, Tennessee, being shown as Tract No. 1 on a survey dated March 28, 1972 made by G. Barry Greer, Surveyor, and according to said survey is described as follows:

BEGINNING at a stake in a fence post in the southerly margin of River Road, same being the northwesterly corner of the property conveyed to Frank W. Sullivan and wife, by deed of record in Book 3614, page 631, Register's Office for said County; thence leaving said road with said Sullivan and an old wire fence, South 21° 51' West 843.3 feet to an iron pin set at a 24-inch tree in said fence; thence continuing with said Sullivan, North 86° 39' West 367.0 feet to an iron pin set at 3 osage orange trees in fence; thence North 21° 03' East 961.0 feet to a steel fence in the southerly margin of said River Road; thence with said margin, South 71° 08' East 168.90 feet to the beginning of a curve having a radius of 924.9 feet; thence with said curve, southeastwardly 193.44 feet to the beginning, containing 7.4 acres, more or less.

INCLUDED in this description, but **EXCLUDED** from this conveyance are the properties described as follows:

TRACT 1
BEING the westerly 136 feet of the property conveyed to David L. McGill et ux, Lesli Ann McGill by deed from Fred A. McGill, Jr. and wife, Josephine S. McGill, of record in Book 5559, page 177, Register's Office for Davidson County, Tennessee.

Said 136 feet fronts 136 feet on the southerly side of River Road and runs back 961 feet between parallel lines to a line in the rear on which it measures 136 feet, more or less, thereon.

This exclusion being the same property conveyed to Ted J. Craddock and wife, Constance D. Craddock by deed from David L. McGill and wife, Lesli Ann McGill of record in Book 5680, page 492, Register's Office for Davidson County, Tennessee.

TRACT 2
A tract of land in the Second Civil District, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin the southerly right-of-way of River Road, said pin being in the northwest corner of the herein described tract and also being S 71 deg. 08' E a distance of 136.0 feet along said right-of-way from an iron pin in the northeast corner of the Campbell property as recorded in Book 5640, page 714, R.O.D.C., and the northwest corner of the Craddock property as recorded in Book 5680, page 492, R.O.D.C., and proceeding as follows: with the southerly right-of-way of River Road S 71 deg. 08' E a distance of 32.67' to an iron pin; thence, continuing with said right-of-way and with a curve to the right having a radius of 924.93', a distance of 67.29' to an iron pin; thence, leaving said right-of-way and with the

westerly line of the McGill property as recorded in Book 5559, page 177, R.O.D.C. S 20 deg. 57' 35" W a distance of 888.94' to an iron pin in the northerly line of the Sullivan property as recorded in Book 3614, page 631, R.O.D.C., thence, with said Sullivan line N. 86 deg. 28' 37" W a distance of 104.74' to a point; thence leaving the Sullivan line and with the easterly line of the Craddock property as recorded in Book 5680, page 492, R.O.D.C. S 20 deg. 57' 35" W, a distance of 919.12' to the point of beginning and containing 2.07 acres more or less as per survey by Turner Engineering Company dated October 1, 1982, job number 25-82.

This exclusion being the same land conveyed to Ted J. Craddock and wife, Constance D. Craddock by deed from David L. McGill and wife, Lesli Ann McGill, of record in Book 5954, page 338 of the Register's Office for Davidson County, Tennessee.

This being the same land conveyed to David L. McGill by deed from Lesli Ann McGill, dated July 16, 2001, of record in Book 20030701, Page 0090645 of the Register's Office of Davidson County, Tennessee.

This legal description obtained from previous deed of record.

IN TESTIMONY WHEREOF, the party of the first part has hereunto set his signature, this day and year first above written.

David L. McGill

STATE OF TENNESSEE)
)
COUNTY OF HOUSTON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David L. McGill**, the within named 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 office in Erin, Tennessee, this 17th day of August, 2016.

Notary Public

KENDRA L. PULLEY STATE OF TENNESSEE NOTARY PUBLIC HOUSTON CO. TENN.

My commission expires: 9-18-18

This deed prepared without the benefit of a title examination, none having been requested. The preparer was not responsible for closing this transaction or reporting the transaction to the Internal Revenue Service pursuant to IRS Section 6045(e) or other applicable law.

Name and address of new owner and
Send tax statements to:
David L. McGill and wife,
Bridget Ann McGill
135 Southernaire Loop
Stewart, TN 37175

State of Tennessee Houston County
I hereby swear or affirm that the actual consideration for this transfer is $ exempt .

Affiant

Subscribed and sworn to before me this 17th day of August, 2016.

Register (or Notary)

KENDRA L. PULLEY STATE OF TENNESSEE NOTARY PUBLIC HOUSTON CO. TENN.

THIS INSTRUMENT PREPARED BY:
VINSON & COFFINBERRY, P.C.
ATTORNEYS AT LAW
3 COURT STREET, P. O. BOX 251
ERIN, TENNESSEE 37061-0251
(931) 289-3950