THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** **CRT FILE #: 16088795**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $140,000.00. Lou Ann Kauffman-Hood Affiant Subscribed and sworn to before me, this 16th day of September, 2016. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans: T20160082227 DEEDQC
Recvd: 09/20/16 09:01 3 pgs
Fees: 18.00 Taxes: 518.00
20160920-0098656

QUITCLAIM DEED

Address New Owner: Lou Ann Kauffman Hood 8412 Whites Creek Pike Joelton, TN 37080	Send Tax Bills To: New Owner	Tax Information: 00400007000

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged **Diane Epps Bertges, Lou Ann Edwards Hood, and Janet Wells** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **Lou Ann Kauffman Hood** her heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in the 14th Civil District of Davidson County, Tennessee, being Tract No. 2 on the unrecorded plat of the property of Mrs. Kittie Spain King, made by John Robert Alley, surveyor, August 6, 1970, and described as follows:

Beginning at an iron stake in the Easterly margin of Whites Creek Pike (U.S. Highway 431), said point being 230 feet Northerly from R. K. Garrett's Northwest corner and being also the common front corner of Tracts Nos. 1 and 2; thence with said margin of said Pike, North 7 degrees 00' West, 200 feet to an iron stake, the common front corner of Tracts Nos. 2 and 3; thence with the line between said Tracts Nos. 2 and 3, South 85 degrees 15' East 691 feet to an iron stake in the Westerly line of Tract No. 1; thence with the line between Tracts Nos. 1 and 2, South 5 degrees 00' West 200 feet to an iron stake; thence with the Northerly line of Tract No. 1 which is also the Southerly line of Tract No. 2, North 85 degrees 00' West, 650 feet to the point of beginning, containing 3.06 acres, more or less.

Being the same property conveyed by Warranty Deed from Kenneth G. Smith and Carolyn P. Smith, now Carolyn P. Schlosser to Vernon Dale Kauffman and wife, Faye Ruth Kauffman, as recorded on the 22nd day of September, 1992 in Deed Book 8734, Page 647.

Faye Ruth Kauffman having died February 8th, 2013. Her interest in said property having passed to Vernon Dale Kauffman as the surviving tenant by the entirety. Vernon Dale Kauffman having died May 3rd, 2014 in Davidson County, Tennessee. Last Will and Testament of Vernon Dale Kauffman admitted to probate through Order of Probate for Muniment of Title filed May 3rd, 2014, recorded as Instrument No. 20140529-0046190, in the Register's Office of Davidson County, Tennessee. Diane Epps Bertges, Linda Cozine, Lou Ann Hood, and Janet Wells named in said Last Will and Testament as devisees.

Linda Cozine having died April 18th, 2010. See affidavits of heirship of record in Instrument No. 20160920-0098654 and Instrument No. 20160920-0098655, in the Register's Office of Davidson County, Tennessee.

Lou Ann Edwards Hood and Lou Ann Kauffman Hood being one and the same person.

This is improved property known as 8412 Whites Creek Pike Joelton, TN 37080.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2016 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of September, 2016.

Diane Epps Bertges

Diane Epps Bertges

STATE OF FLORIDA)
COUNTY OF Lee)

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

WITNESS my hand, at office, this 13th day of September 2016.

Jennifer L. Hoskins

Notary Public

My Commission Expires: Aug 4, 2017

JENNIFER L. HOSKINS
Notary Public - State of Florida
My Comm. Expires Aug 4, 2017
Commission # FF 007306

Janet Wells

Janet Wells

STATE OF Texas)
COUNTY OF Dallas)

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

Manuel Velez Jr.
Notary Public,
State of Texas
Expires:07-03-2018

WITNESS my hand, at office, this 13th day of September 2016.

Notary Public

My Commission Expires: 07-03-2018

Lou Ann Edwards Hood

Lou Ann Edwards Hood

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lou Ann Edwards Hood,,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16TH day of September 2016.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018