Davidson County DEEDQC
Recvd: 09/21/16 14:41 4 pgs
Fees:22.00 Taxes:0.00
20160921-0099679

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

ADDRESS NEW OWNER
c/o Thomas Leo Saunders
2214 Kadyday Way
Murfreesboro, TN 37128

SEND TAX BILLS TO
same as new owner

MAP/PARCEL
022-00-0-090.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **GARY ALLEN MILLIKEN AND DANNY KEITH MILLIKEN, SUCCESSOR CO-TRUSTEES OF THE ZELMA MAYFIELD TRUST**, U/A/D March 18, 1987, as amended on September 19, 1998 (together "Grantor" herein), do hereby quitclaim, transfer, convey, and confirm unto **GARY ALLEN MILLIKEN, DANNY KEITH MILLIKEN, JOE EDWARD SAUNDERS AND THOMAS LEO SAUNDERS**, as tenants in common, each as to an undivided one quarter (1/4) interest ("Grantee" herein), and each of their heirs, successors, and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on **Exhibit A** attached hereto.

This conveyance is subject to any and all existing easements, restrictions, and other matters 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, the GRANTOR has hereunto set its hand as of this 13 day of September, 2016.

Gary Allen Milliken, Successor Co-Trustee

Danny Keith Milliken, Successor Co-Trustee

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Tommie Cornwell, a Notary Public of the State and County aforesaid, personally appeared GARY ALLEN MILLIKEN, SUCCESSOR CO-TRUSTEE OF THE ZELMA MAYFIELD TRUST, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at 5:00 pm, this 13th day of September, 2016.

TOMMIE CORNWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tommie Cornwell
Notary Public

My Commission Expires: 05-08-2018

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Tommie Cornwell, a Notary Public of the State and County aforesaid, personally appeared DANNY KEITH MILLIKEN, SUCCESSOR CO-TRUSTEE OF THE ZELMA MAYFIELD TRUST, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at 5:00 pm, this 13th day of September, 2016.

TOMMIE CORNWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tommie Cornwell
Notary Public

My Commission Expires: 05-08-2018

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $0.

Affiant

Sworn to and subscribed before me this 13 day of September, 2016.

TOMMIE CORNWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tommie Cornwell
Notary Public

My Commission Expires: 05-08-2018

EXHIBIT A

LEGAL DESCRIPTION

Land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described according to a survey made by John Setters, Surveyor, dated July 28, 1947, as follows:

Beginning at a post in the N. E. corner of the Church Lot; thence N 68-1/2° E 560 feet to a point; thence S 69° 20' E 172 feet to a point; thence S 83° 25' E 218 feet to a point; thence S 69° 35' E 551 feet to a point; thence N 37° 15' E 300 feet to a point; thence N 43° 25' E 335 feet to a point in the western boundary line of a tract of land owned by Riley; thence with Riley's western boundary line, S 3-1/2° W 1960 feet to the N. E. Corner of a tract of land owned by Cross; thence with the northern boundary line of said Cross tract of land, N 86-1/2° W 549 feet to a point in the easterly margin of Whites Creek Road; thence with the easterly margin of said road, N 27° E 55 feet to a point, N 40° E 198 feet to a point; N 32-1/2° E 132 feet to a point, N 23° E 132 feet to a point; N 14° E 66 feet to a point; N 9° E 330 feet to a point; N 8° W 66 feet to a point; S 79° W 66 feet to a point, S 30° W 396 feet to a point; S 34° W 66 feet to a point; N 56° W 66 feet to a point; N 48-1/2° W 264 feet to a point; N 28-1/2° W 202 feet to a point; N 75° W 34 feet to a point; S 81° W 66 feet to a point; and N 82° W 66 feet to a point; thence N 15° W 30 feet to a point in the S. boundary line of a school lot; thence with the southern boundary line of said school lot; N 73-1/4° E 20 feet to the S. E. corner of said school lot; thence with the Eastern boundary line of said school lot, N 15° W 216 feet to the N. E. Corner of said school lot; thence with the northern boundary line of said school lot; S 72-1/2° W 184 feet to the S. E. corner of a tract of land owned by Goodman; thence with the eastern boundary line of said Goodman tract, N 17° W 172 feet to a point in the southerly margin of a 16 foot drive, continuing in the same direction and crossing said Drive 16 feet to a point in the southern boundary line of a tract of land owned by Roach; thence with the southern boundary line of said Roach Tract, N 72° E 184 feet to the S. E. corner of said Roach Tract; thence with the eastern boundary line of said Roach Tract, a 16 foot drive and said Church lot, N 20° W in all 270 feet to the beginning, containing 44.75 acres, more or less.

Being part of the same property conveyed to MRS. ZELMA E. MAYFIELD by installment deed from GRACE SHARER AND VERNON SHARER of record in Book 1514, Page 162, dated August 12, 1947, said Register's Office. MRS. ZELMA E. MAYFIELD has since conveyed a fifty percent (50%) undivided interest in said property to her daughter, JOANNE M. SAUNDERS, AS TRUSTEE creating a joint estate with right of survivorship by quitclaim deed of record in Book 7228, Page 799, dated March 18, 1987, said Register's Office. MRS. ZELMA E. MAYFIELD died testate on or about July 28, 1992. For further reference see executrix deed of record in Book 11256, Page 785, dated December 9, 1998, said Register's Office. JOANNE M. SAUNDERS died intestate on or about February 6, 2012. For further reference see Order dated July 18, 2012, of record in Docket No. 12P199 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

TOGETHER with a 60-foot right-of-way reserved in deed of record in Book 7880, Page 93, said Register's Office.

INCLUDED in the above description but specifically excluded therefrom is that portion of said property conveyed out by deeds of record in Book 1849, Page 89, Book 3672, Page 505, Book 7880, Page 93, Book 10638, Page 446, and in Book 11256, Page 795, said Register's Office.

True Copy Certification

I, Paul F. Soper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/6/17
Notary' Seal (if on paper)

