Davidson County DEEDQC
Recvd: 09/21/16 15:40 4 pgs
Fees:23.00 Taxes:296.00
20160921-0099713

THIS INSTRUMENT PREPARED BY:

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

ADDRESS NEW OWNER
Thomas Leo Saunders and wife
Katherine Elizabeth Saunders
2214 Kadyday Way
Murfreesboro, TN 37128

SEND TAX BILLS TO
same as new owner

MAP/PARCEL
022-00-0-209.00

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 WIFE, MARSHA L. MILLIKEN** (together "Grantor" herein), do hereby quitclaim, transfer, convey, and confirm unto **THOMAS LEO SAUNDERS AND WIFE, KATHERINE ELIZABETH SAUNDERS** ("Grantee" herein), their heirs, successors, and assigns, all of their 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, GRANTOR has hereunto set its hand as of this 13 day of September, 2016.

Gary Allen Milliken

Marsha L. Milliken

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Tommie Cornwell, a Notary Public of the State and County aforesaid, personally appeared GARY ALLEN MILLIKEN AND WIFE, MARSHA L. MILLIKEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at 5:00pm, 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 $80,000.00.

Affiant

Sworn to and subscribed before me 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

EXHIBIT A

LEGAL DESCRIPTION

A certain parcel or tract of land lying in the 2nd (formerly 14th) Civil District of Davidson County, Tennessee, and being more particularly described according to a survey made by William M. Keel, Registered Land Surveyor No. 990, dated June 23, 1989, as follows:

Beginning at an iron pin in the north right-of-way of Whites Creek Pike (State Route 65); said point being the southwest corner of a 1.31 acre tract as conveyed to Jesse A. Downs, et ux, by deed of record in Book 6462, Page 64, of the Register's Office of Davidson County, Tennessee. Thence, with said right-of-way, on a curve to the right having a radius 298.30 feet for a distance of 415.99 feet to an iron pin; thence, North 40° 56" 00" West 236.90 feet to an iron pin; thence, with a curve to the left having a radius of 377.03 feet for a distance of 142.14 feet to an iron pin; thence, leaving the said north right-of-way of Whites Creek Pike, North 72° 30' 05" East, 485.00 feet to an iron pin; thence, South 44° 25' 45" East, 401.00 feet to an iron pin in the west line of Jesse A. Downs' 1.31 acre tract; thence, South 28° 01' 16" West, 210.00 feet to the point of beginning, containing 5.04 acres, more or less.

Being the same property conveyed to GARY ALLEN MILLIKEN AND WIFE, MARSHA L. MILLIKEN, AS TO AN UNDIVIDED ONE-HALF (1/2) INTEREST AND THOMAS LEO SAUNDERS AND WIFE, KATHERINE ELIZABETH SAUNDERS, AS TO AN UNDIVIDED ONE-HALF (1/2) INTEREST by deed from CARROLL RICHARDSON AND GREG RICHARDSON of record in Instrument No. 20090508-0042704, dated May 7, 2009, 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)

