BILL GARRETT, Davidson County
Trans:T20160083344 DEEDQC
Recvd: 09/22/16 13:58 2 pgs
Fees:12.00 Taxes:0.00
20160922-0100021

ADMINISTRATOR'S QUITCLAIM DEED

FROM: **WILLIE H. BONDS, JR., ADMINISTRATOR**

TO: **WILLIE H. BONDS, JR., JOYCE BONDS WALL and BEVERLY BONDS CARLTON**

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Willie H. Bonds, Jr. **Joyce Bonds Wall** **Beverly Bonds Carlton** **4207 Murfreesboro Road** **LaVergne, TN 37086**	**Willie H. Bonds, Jr.** **101 Barrington Ct. E.** **Franklin, TN 37067**	**175-80.00**

THIS INSTRUMENT WAS PREPARED BY

Ronald K. Nevin, ATTORNEY
404 James Robertson Parkway
1850 Parkway Towers
Nashville, Tennessee 37219
(615) 244-7708

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

Willie H. Bonds Jr.
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF September, 2016.

NOTARY PUBLIC

My Commission Expires: 3/18/19

PRESLEY NOBLE ROBERTSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Thelma Madelyn Bonds died on September 2, 2015. Willie H. Bonds, Jr. was appointed Administrator of the Estate of Thelma Madelyn Bonds, December 3, 2015 by the Seventh Circuit Court (Probate Division) of Davidson County, Tennessee, Probate No. 15P1927. This property owned by Thelma Madelyn Bonds, passed under the laws of intestacy one-third (1/3) each to Willie H. Bonds, Jr., Joyce Bonds Wall and Beverly Bonds Carlton. The Administrator by signing this deed releases any right the Administrator has to recover this property in the event of the subsequent insolvency of this estate.

In accordance with the laws of Tennessee, Willie H. Bonds, Jr., as Administrator of the Estate of Thelma Madelyn Bonds and quitclaims to Willie H. Bonds, Jr., Joyce Bonds Wall and Beverly Bonds Carlton, all right, title and interest in the following described real estate situated in Davidson County, Tennessee:

Lot No. 3

Located in the 2nd Civil District of Davidson County, Tennessee. Bound on the north by U.S. Hwy 41 & 70S; on the east by Lots 3A and 4A, R. H. Bond Farm (Deed Book 3536, Page 85) Register's Office of Davidson County, Tennessee (R.O.D.C., TN) and Lot 4, R.H. Bond Farm, (Record Book 3536, Page 86) R,O,D.C., TN; on the south by Lot 5, R.H. Bond Farm (Deed Book 3536, Page 86) R.O.D.C., TN; and on the west by Lots 1 and 2, R.H. Bond Farm, (Recorde Book 3536, Page 86) R.O.D.C., TN.

BEGINNING at a point in the southwest right of way of U.S. Hwy. 41 & 70S being 75 feet off the centerline and lying 1,228 ± feet from the north right of way

Parthenon Blvd., being the northeast corner of this Lot and the northwest corner of Lot 4A; thence with the east line of Lots 3A and 4A, S 43° 14' 37: E, 187.83 feet to a point; thence continuing with said line S 03° 53' 40" E, 160.39 feet to a point; thence with the east line of Lot 4, S 03° 53' 40" E, 277.05 feet to a point being, the southwest corner of Lot 4 and the southeast corner of said Lot being described hereon; thence with the north line of Lot 5, N 88° 00' 00" W, 125.00 feet to a point, being the southeast corner of Lot 2 and the southwest corner of said Lot being described hereon; thence with the west line of Lot 2, N 08° 05' 06" E, 506.20 feet to appoint; thence with the west line of Lot 1, N 38° 16' 28" E, 194.75 feet to a point, being the northeast corner of Lot 1 and the northwest corner of said Lot being described hereon; thence with the southwest right of way of U.S. Hwy. 41 & 70S, S 47° 02' 52" E, 125.00 feet to the Point of Beginning containing 1.68 acres, more or less.

This description for Lot 3, R. H. Bond Farm recorded in Book 3536, Page 86 (R.O.D.C., TN) was taken from a previous survey by John D. Kerr dated September 7, 1954 and is not being surveyed nor certified to at this time and is subject to all easements and/or restrictions either recorded or by prescription that a complete title search may reveal.

THIS IS THE SAME DESCRIPTION AS IN THE LAST WILL AND TESTAMENT OF ROBERT HENRY BONDS PROBATE COURT, DAVIDSON COUNTY, TENNESSEE

This is improved property known as 1.68 acres, more or less, Davidson County, Tennessee.

This transfer is by Quitclaim and I make no warranties as to the title.

Witness my hand this 22 day of Sept., 2016.

Estate of Thelma Madelyn Bonds By:

Willie H. Bonds, Jr., Administrator

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 22nd day of September, 2016, before me personally appeared Willie H. Bonds, Jr., to me known or proved to me on the basis of satisfactory evidence to be the person or persons described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and notarial seal.

NOTARY PUBLIC

My Commission Expires: 3/18/19

CARMON B. PRESLEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF ROBERTSON