BILL GARRETT, Davidson County
Trans:T20160084395 DEEDQC
Recvd: 09/26/16 13:04 4 pgs
Fees:22.00 Taxes:0.00
20160926-0101287

This instrument prepared by:
Lee & Lee Attorneys at Law, P.C.
109 East Gay Street
Lebanon, Tennessee 37087

Address of new owner:
Clifford R. Hunter
3340 Pugh Road
Hermitage, TN 37076

Map: 124
Group:
Parcel: 78.00

Send tax bill to new owner.

IMPORTANT:
This instrument was prepared from information supplied by the parties without counsel or advice as to legal consequences, tax related matters or any matter related to Medicaid or TennCare benefits. No title examination or settlement has been performed and Lee and Lee Attorneys at Law, P.C. shall not be responsible for any matter that could have been resolved by a title examination, settlement, legal and/or tax related counsel.

QUITCLAIM DEED

For and in consideration of the sum of $10.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, **Clifford R. Hunter and Kirk Daniel Hunter** have bargained and sold, and do hereby transfer, convey, remise, release and forever quitclaim, unto **Clifford R. Hunter,** his heirs and assigns, all right, title and interest in and to the following described property to-wit:

A tract or parcel of land located in the 4th Civil District of Davidson County, Tennessee, described according to and being identified as Tract 4 on an unrecorded survey by J. Bruce Rainey, RLS, dated July 17, 1981 (Job No. 81-132), as follows:

Beginning at an iron pin set on the southerly margin of Pugh Road, said point of beginning being the Northwest corner of this tract and the Northeast corner of the T.H. Baggarly land; thence with the southerly margin of said road (25' South of the centerline) S 83° 32' 39" E 140.30 feet to an iron pin; thence leaving the margin of said road S 8° 39' 16" W 630.04 feet to an iron pin; thence S 25° 2' 45" E 171.51 feet to an iron pin; thence S 83° 32' 39" E 550.00 feet to an iron pin; thence S 5° 58' 47" W 75.00 feet to an iron pin set on the northerly margin of Hobson Pike; thence with the northerly margin of said pike S 86° 10' 24" W 879.09 feet to an iron pin; thence leaving the northerly margin of said road N 9° 2' 26" E 425.17 feet to an iron pin in a fence line, the southerly line of the aforesaid Baggarly land; thence with Baggarly's line and a fence S 83° 15'

19" E 61.00 feet to an iron pin set at a fence corner; thence with Baggarly's easterly line and a fence N 9° 14' 44" E 583.99 feet to the point of beginning, containing 6.02 acres, more or less.

Being the same property conveyed to Clifford R. Hunter and Kirk Daniel Hunter by Quitclaim Deed from Clifford R. Hunter dated September 30, 2011 of record in Instrument No. 20111004-0076861, Register's Office of Davidson County, Tennessee.

The above described parcel of land is subject to a joint use easement for the purpose of constructing and maintaining water lines for this and other parcels, more particularly described as follows:

Beginning at the Northwest corner of the above described tract on the southerly margin of Pugh Road, thence with the margin of said Pugh Road S 83° 32' 39" E 25.03 feet to a point; thence S 9° 14' 44" W 993.44 feet to a point on the northerly margin of Hobson Pike; thence with the margin of said pike S 86° 10' 24" W 25.66 feet to a point; thence N 9° 14' 44" E 389.01 feet to a point, thence N 83° 15' 19" W 60.91 feet to a point; thence with the westerly line of the above described tract N 9° 2' 26" E 25.02 feet to a point; thence S 83° 15' 19" E 61.00 feet to an iron pin; thence N 9° 14' 44" E 583.99 feet to the point of beginning.

This property has a street address of 3340 Pugh Road, Hermitage, TN 37076.

This instrument and the interest hereby released and quitclaimed are subject to such taxes, restrictions, easements, ordinances, limitations and encumbrances as may affect the premises.

WITNESS our hands this the 26th day of September, 2016.

Clifford R. Hunter

Clifford R. Hunter

Kirk Daniel Hunter

Kirk Daniel Hunter

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public for and in said state and county, the within named bargainor, **Clifford R. Hunter**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 23rd day of September, 2016.

NOTARY PUBLIC
My commission expires: 8/20/19

KYLE B. HECKMAN NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for and in said state and county, the within named bargainor, **Kirk Daniel Hunter**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 26th day of September, 2016.

SHONDRA DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My commission expires: 11/6/17

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $ **-0-**.

Clifford R. Hunter
AFFIANT

Subscribed and sworn to before me this 23rd day of September, 2016.

NOTARY PUBLIC
My Commission Expires: 8/20/19

