This Instrument Prepared From Information Furnished by the Parties by:
Clay Bass Wood
Wood Land Service, LLC
6653 Cabot Dr.
Nashville, TN 37209

SEND TAX BILLS TO:	NAME AND ADDRESS OF NEW OWNER
John Michael Clanton 2055 Milliken Rd. Joelton, Tennessee 37080	John Michael Clanton 2055 Milliken Rd. Joelton, TN 37080

BILL GARRETT, Davidson County
Trans:T20160098003 DEEDQC
Recvd: 11/04/16 14:22 3 pgs
Fees:17.00 Taxes:0.00
20161104-0117185

STATE OF TENNESEE)
ss.:
COUNTY OF DAVIDSON)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration;

We, the undersigned, **GARY DAVID WOOD,** A SINGLE MAN (Grantor), hereby quitclaim unto **JOHN MICHAEL CLANTON,** A MARRIED MAN AND **GARY DAVID WOOD,** A SINGLE MAN, AS JOINT TENANTS IN COMMON (Grantees) and Grantee's successors and assigns all of Grantor's interest in a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7, on the unrecorded Plan of John B. Cowden's Subdivision, Section 4, described according to a survey made by Norris H. Hickerson, Surveyor, May 14, 1947 and revised January 10, 1948, as follows:

Beginning on the easterly margin of a 25 foot strip dedicated for street at its intersection with the south boundary line of the Cowden Tract; thence with the easterly margin of said strip north 33 degrees 30' west 89 feet to the corner of Lot Nos. 7 and 8; thence with the line between said two Lots north 58 degrees east 179 feet to the westerly line of Lot No. 4; thence with the westerly line of Lot Nos. 4, 5 and 6 35 degrees east 221 feet to the south boundary line of said Cowden Tract; thence with the same westwardly 228.2 feet to the beginning.

BEING the same property conveyed to Gary D. Wood by Warranty Deed from Thomas Westermeier and wife, Mary Jo Westermeier, dated 08-29-2012 of record in Instrument No. 20120913-0083058 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any and easements found in the Davidson County Register's Office, and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

WE COVENANT with the said GRANTEES that we are lawfully seized and possessed of said tract or parcel of land, that we have the right to convey same and that that the same is unencumbered EXCEPT for any real estate taxes which are to be pro-rated and assumed by the GRANTEES and the current mortgage with Bank of America and any and all previously recorded and/or unreleased liens pertaining to subject parcel.

IN WITNESS WHEREOF, I have hereunto set my signature, this 25th day of October, 2016.

BY:

GARY DAVID WOOD

TO:

JOHN M. CLANTON

STATE OF TENNESSEE)
ss.:
COUNTY OF DAVIDSON)

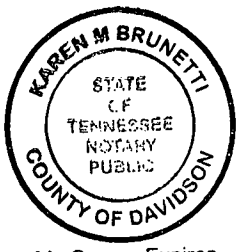
KAREN M BRUNETTI NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES

Gary David Wood personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named John M. Clanton, the bargainers, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing (QUITCLAIM DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Tennessee this 1st day of November, 2016.

Karen M. Brunetti

My commission expires: March 7, 2017 Notary Public



AFFIDAVIT

I hereby swear or affirm that the actual consideration given for this transfer is $10.00 dollars (ten dollars).

John M. Clanton

Gary D. Wood

Sworn to and subscribed before me this 1st day of November, 2016.

Notary Public

My commission expires: March 7, 2017

