ADDRESS NEW OWNERS AND
SEND TAX BILLS:
Kevin C. Keeling
1412 Campbell Rd
Goodlettsville, TN 37075

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
32- 115

QUITCLAIM DEED

This instrument is made and entered into this the 26 day of October, 2016, by and between **MARGARET M. KEELING,** GRANTOR and **KEVIN C. KEELING,** GRANTEE.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTOR hereby conveys, transfers, remises, releases, relinquishes and quitclaims to GRANTEE, his heirs, successors and assigns all of GRANTOR'S right, title and interest in and to the following described real estate, to wit:

Tract No. 1:
Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Resubdivision of Part of the Rist Subdivision, as shown on plat of record in Plat Book 5190, Page 109, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Tract No.2:
LAND in Davidson County, Tennessee, described as follows:
Beginning at an iron pin same being the N.W. Corner of the Dale Kimbrough property and the N. corner of the Cannon property, thence, with Kimbrough's north line N. 76 deg. 30 min. E. 56.00 feet to an iron pin and a corner fence post thence; generally with an old fence line S. 2 deg. 49 min. E. 283.32 feet to an iron pin 1 foot North of a chain link fence S. 85 deg. 00 min. W 47.00 feet to an iron pin near the corner post of a chain link fence thence; S. 49 deg. 45 min. W, 7.0 feet to an iron pin (same being an original corner between Kimbrough and Cannon) thence with original line N. 3 deg. 20 min. E. 279.00 feet to an iron pin the point of beginning containing 0.35 acres more or less.

BILL GARRETT, Davidson County
Trans: T20160098322 DEEDQC
Recvd: 11/07/16 10:35 2 pgs
Fees: 12.00 Taxes: 0.00
20161107-0117555

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Being the same property conveyed to Kevin C. Keeling, married and William O. Keeling, married by deed recorded February 5, 2009 from Carson L. Manning and wife, Kimberly D. Manning, of record in Instrument No. 20090205-0010268, Register's Office for Davidson County, Tennessee. William O. Keeling having died on May 18, 2016, leaving a will of record in Instrument No.20161010-010682, which left his interest to his wife, Margaret M. Keeling.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 1412 Campbell Rd, Goodlettsville, Tennessee 37072.

Executed on the date first above written.

Margaret M Keeling
MARGARET M. KEELING

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county and state, MARGARET M. KEELING, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 26 day of October, 2016.

NOTARY PUBLIC

My Commission Expires: 6/16/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Margaret M Keeling
AFFIANT

Subscribed and sworn to before me, this the 26 day of October, 2016.

NOTARY PUBLIC

My Commission Expires: 6/16/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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