Davidson County DEEDQC
Recvd: 11/22/16 09:25 3 pgs
Fees:17.00 Taxes:0.00
20161122-0123074

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of November, 2016

PATRICIA HAGGARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2019

Notary Public

COMMISSION EXPIRES: 5/5/19
(AFFIX SEAL)

CoRN-1266937

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Edward Potter Haggard and Amy Florence Haggard	Highlands Mortgage LTD	048 00 0 222.00
(Name) 4208 Burton Hollow Rd. Whites Creek, TN 37189	12001 N. Central Expressway Suite #750 Dallas, TX 75243	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned,Edward Haggard,* a married man, hereinafter referred to as Grantor(s), hereby quitclaim to Edward Potter Haggard* and Amy Florence Haggard, husband and wife their heirs and assigns forever, all of their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit *AKA Edward Potter Haggard

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by J. R. Underwood, Engineer, on September 15, 1980, as follows:

Beginning at a nail in the center point of Dry Fork Road; thence S 41 deg. 52' E 411.25 feet to a nail; thence S 70 deg. 00' W 315.5 feet to nail in the center point of Burton Hollow Road; thence continuing along Burton Hollow Road S 85 deg. 30' W 321.75 feet to another nail; thence with the center line of Burton Hollow Road S 68 deg. 30' W 128.5 feet to a nail; thence N 21 deg. 00' W 454.12 feet to an iron pin; thence N 50 deg. 32' E 264.76 feet to an iron pin; thence S 39 deg. 29' E 328.0 feet to a corner fence post; thence N 55 deg. 12' E 258.39 feet to the point of beginning, said tract being 6.57 acres, more or less.

Included in the above description but expressly excluded from this conveyance is the following described tract of land which was conveyed to John Daniel Coleman and wife, Marie Lokey Brumbach Coleman, from Charles R. Graves and wife, Martha Graves, of record in Book 7336, Page 458, Register's Office for Davidson County, Tennessee, described as follows:

Land in the Second Civil District of Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor, #823 dated July 10, 1987, and known as Job No. 87-473 more

particularly described as follows:

Beginning at a point on the westerly margin of Dry Fork Road, said point of beginning being the southeast corner of the herein described tract also being in the center of a creek and also being the northeast corner of the Marie Lokey Brumbach property: thence with the center of a creek and Brumbach's northerly line the following calls: S 70 deg. 01' 17" W 244.77' to a point; thence S 82 deg. 12' 24" W 414.02' to a point; thence S 66 deg. 38' 54" W 125.30' to an iron pin Brumbach's northwesterly corner; thence leaving Brumbach's line N 14 deg. 03' 46" W 29.81' to a point in the center line of Burton Hollow Road; thence with the centerline of Burton Hollow Road the following calls: N 08 deg. 15' 16" E 64.58' to a point; thence N 72 deg. 54' 29" E 102.47' to a point; thence N 80 deg. 59' 04" E 55.39' to a point; thence N 86 deg. 06' 05" E 208.25' to a point; thence N 82 deg. 32' 53" E 31.60' to a point; thence N 76 deg. 02' 18" E 57.75' to a point; thence N 70 deg. 59' 52" E 254.92' to a point in the westerly margin of Dry Fork Road; thence leaving the centerline of said Burton Hollow Road and with the margin of Dry Fork Road S 38 deg. 15' 04" E 22.15' to the point of beginning.

Being the same property conveyed to Edward Haggard by Warranty Deed from Charles R. Graves and wife, Martha Graves dated July 2, 2003 and recorded July 7, 2003 as Instrument No. 20030707-0092996, in said Register's Office for Davidson County, Tennessee. The said Edward Haggard and Edward Potter Haggard are one and the same person.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the said Edward Potter Haggard, a married man has hereunto set his/her/their signature, on this, the 17th day of November, 2016

Edward Potter Haggard
AKA Edward Haggard

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named ~~X~~ the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained. ~~X~~ ~~AKA~~ Edward Haggard AKA Edward Potter Haggard

Witness my hand and official seal, this the 17th of November, 2016.

Notary Public

My Commission Expires: 5/6/19

(SEAL)

PATRICIA HAGGARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Willamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commision Expires 4-24-2018

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018