BILL GARRETT, Davidson County
Trans:T20160110046 DEEDQC
Recvd: 12/14/16 15:24 2 pgs
Fees:12.00 Taxes:0.00
20161214-0131335

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY The Higgins Firm, 525 4th Avenue South, Nashville, TN 37210 (615) 353-0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Lula Mobley Whitworth** **9711 Capstone Court** **Brentwood, TN 37027** **Richard Odus Hays** **3062 Elm Hill Pike** **Nashville, TN 37214**	SEND TAX BILLS TO: **Lula Mobley Whitworth** **9711 Capstone Court** **Brentwood, TN 37027**	MAP-PARCEL NUMBERS: **Map/Parcel 108-00-0-049.00** **Map/Parcel 108-00-0190.00**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

Lula Mobley Whitworth, an unmarried woman

HEREINAFTER called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

LULA MOBLEY WHITWORTH and RICHARD ODUS HAYS

HEREINAFTER called the GRANTEES, their heirs and assigns, **for the purpose of creating a joint tenancy with right of survivorship,** a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

Tract 1 Unimproved Land
LAND laying and being in the 3rd Civil District of Davidson County, Tennessee, and partly described according to a survey made by Southern Land Surveying Company, Inc., October 18, 1967, as follows:

> Beginning at a point in the northerly margin of Elm Hill Pike, said point being the southwest corner of the property conveyed to M.C. Whitworth III and wife, Francis Whitworth, by deed from Olive D. Whitworth, of record in Book 2438, Page 283, Register's Office for Davidson County, Tennessee: thence north 3 degrees east 150.5 feet to an iron pin: thence south 85 degrees 30' east 327.5 feet to an iron pin: thence north 3 degrees 08' 33" east 1130.84 feet to a concrete monument in the southerly margin of Interstate Highway right of way: thence south 48 degrees 31' 43" west 427.52 feet to a point: thence south 5 degrees 16' 34" west 952.69 feet to a point in the northerly margin of Elm Hill Pike: thence south 84 degrees 43' 26" east 12.5 feet to a of beginning and containing 7.26 acres, more or less.

Being the same property conveyed to Lula Mobley Hays Whitworth by quitclaim deed from Malchiga C. Whitworth III a/k/a M.C. Whitworth III, of record in Instrument No: 20071120-0135909, in the Register's Office for Davidson County, Tennessee.

Tract 2 Improved Land
LAND in the 3rd, formerly the 2nd, civil District of said County, described according to a survey made by Z. J. Wilkinson, Surveyor, May 20, 1955, as follows:

> Beginning at a point in the center of Elm Hill Pike at the southwest corner of the property conveyed to O.L. Waggoner by deed from D.W. Binns of record in book 1019, Page 335, Register's Office for said County, said point being the southeast corner of tract no. 3 conveyed to Olive D. Whitworth by deed from Robert Cross, of record in Book 2253, Page 263, said Register's Office: thence with said Waggoner's western boundary line north 3 degrees east 150.5 feet to an iron pin: thence north 85 degrees 30' west 327.5 feet to another iron pin: thence south 3 degrees west 150.5 feet to the center of said Pike: thence with same south 85 degrees 30' east 327.5 feet to the beginning, containing one acre, more or less, exclusive of Pike right-of-way. Being part of tract no 3 conveyed to Olive D. Whitworth by deed from Robert Cross, of record in book 2243, Page 263, said Register's Office.

Being the same property conveyed to Lula Mobley Hays Whitworth by quitclaim deed from Malchiga C. Whitworth III a/k/a M.C. Whitworth III, of record in Instrument No: 20071120-0135909, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and right for public utilities applicable to this property.

This is unimproved property known as **3040 Elm Hill Pike, Nashville, TN 37214** and improved property known as **3062 Elm Hill Pike, Nashville, TN 37214.**

WITNESS MY HAND this the 2nd day of December, 2016.

Lula Mobley Whitworth

Lula Mobley Whitworth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Lula Mobley Whitworth,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 2nd day of December, 2016.

DONALD K. BYRD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 6, 2019

Donald K. Byrd
NOTARY PUBLIC
My Commission Expires: May 6, 2019

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 2nd day of December, 2016.

DONALD K. BYRD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 6, 2019

Donald K. Byrd
NOTARY PUBLIC
My Commission Expires: May 6, 2019