THIS INSTRUMENT WAS PREPARED BY: ***LARRY H. HAGAR, ESQ.***
UNDERHILL, NIEWOLD, HAGAR,UNDERHILL & EVANS
219 2nd Ave., N., Ste. 100
Market Street Building, First Floor
Nashville, TN 37201

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND LARRY H. HAGAR, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

BILL GARRETT, Davidson County
Trans:T20160113093 DEEDQC
Recvd: 12/22/16 13:51 3 pgs
Fees:17.00 Taxes:0.00
20161222-0134922

QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

AFFIANT

Sworn to and subscribed before me this the 22nd day of December, 2016.

LYNDA D. BRADLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: April 3, 2017

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Bailey L. Kissner 6307 N. New Hope Road Hermitage, TN 37076	Same	08700011200

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Bailey H. Kissner and Myra P. Kissner convey, transfer, release,

relinquish, and quitclaim unto Bailey L. Kissner, his heirs and assigns, all Bailey H. Kissner and Myra P. Kissner's rights, titles and interest in and to the following described real estate, to wit:

Land in the 4th Civil District of Davidson County, Tennessee, being part of Lot No. 5 on the Plan of the partition of the real estate of Hollis Hagar, deceased, as of record in Plan Book I, page 54, in Chancery Court at Nashville, Tennessee, and described according to a survey by Gary R. Cummings, Surveyor, dated March 17, 1967, as follows:

BEGINNING at a point, said point being the NE corner of the lands of the Grantor and thence S. 22 degrees W., 210.0 feet with the fence line to an iron pin; thence N. 71 degrees 30' W., 630.0 feet to an iron pin; thence N. 22 degrees E., 210.0 feet to an iron pin; thence S 71 degrees 30' E., 630.0 feet to the beginning, and containing 3.0 acres more or less.

BEING the same property conveyed to Bailey Kissner and wife Myra P. Kissner, from Roxie Shelton, a widow, of record in Book 4135, page 797, Register's Office for Davidson County, Tennessee.

INCLUDED in the above conveyance is the right of ingress and egress over a 15-foot roadway to New Hope Road, which roadway was reserved by instrument of record in Book 1638, page 58, said Register's Office.

The legal description contained herein is same as that contained in the previous instrument of record.

THIS conveyance is made subject to such limitations, restrictions, and encumbrances as may affect the premises.

This improved property is known as Route #1, Hermitage, TN 37076.

IN WITNESS WHEREOF, I have hereunto set my hand on this 22nd day of Dec., 2016.

x Bailey H. Kissner

Bailey H. Kissner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Larry Hagar, a Notary Public in and for said County and State, the within named, Bailey H. Kissner, the 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 official seal at Nashville, TN this 22nd day of Dec, 2016.

Notary Public

My Commisssion Expires: March 3, 2020

IN WITNESS WHEREOF, I have hereunto set my hand on this 22nd day of Dec, 2016.

Myra P. Kissner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Larry Hagar, a Notary Public in and for said County and State, the within named, Myra P. Kissner, the 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 official seal at Nashville, TN this 22nd day of Dec, 2016.

Notary Public

My Commisssion Expires: March 3, 2020