BILL GARRETT, Davidson County
Trans:T20170009105 DEEDQC
Recvd: 01/31/17 12:55 3 pgs
Fees:17.00 Taxes:0.00
20170131-0010305

ADDRESS NEW OWNERS AND SEND TAX BILLS:
DAVID A. BLIER and wife, JANICE C. BLIER
1600 Neely's Bend
Madison, TN 37115

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

MAP PARCEL NUMBER: 63 - 12 and 63 - 193

QUITCLAIM DEED TO COMBINE PARCELS

This instrument is made and entered into this the 31 day of January 2017, by and between **DAVID A. BLIER and wife, JANICE C. BLIER,** GRANTORS and **DAVID A. BLIER and wife, JANICE C. BLIER,** GRANTEES.

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, GRANTORS hereby convey, transfer, remise, release, relinquish and quitclaim to GRANTEES, their heirs, successors and assigns all of GRANTOR'S right, title and interest in and to the following described real estate, to wit:

Tract1

Being Tract No. 4 on the Map of a Subdivision of the L.C. Huffiness 65-acres tract in the 11th Civil District of Davidson County, Tennessee and described as follows:
Beginning at a spike in the center line of Neely's Bend Road at the common corner of Tracts 3 and 4, being the Northeast corner of Lot 3 conveyed to R.D. Wilkes and wife, Fannie Wilkes, by deed of record in Book 1678, Page 383, Register's Office for said County; thence along the line between Tracts 3 and 4, South 82°42' West 1252.5 feet to a stake in the East line of a 10.80-acre tract; thence with the line between said tract and said Tract 4, North 12°30' East 61 feet to a stake at the corner of Tracts 4 and 5; thence with the line between Tracts 4 and 5, North 71°23' East 1255.9 feet to a stake in the center of Neely's Bend Road; thence with the center of said Road, South 15°30' East 311.7 feet to the beginning, containing 5.32 acres, more or less.
Being the same property conveyed to David A. Blier and Janice C. Blier, husband and wife by Warranty Deed from Edgar A. Soapes, Amanda Joanne Soapes, Lila S. Sinclair, Robert A. Soapes, and Sarah B. Briggs recorded on June 4, 2015 in Instrument No. 20150604-0052251, Register's Office for Davidson County, Tennessee.

This improved property is known as 1604 Neely's Bend Road, Madison , TN 37115

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Tract 2

Land in the 11th, formerly the 19th, Civil District of said Davidson County, Tennessee, being Lot No. 5 on the plan of the L. C. Huffiness 65-acres tract, not of record described according to a survey made by Lewis D. Justice, Surveyor, November18, 1948, as follows:

Beginning at a point in the center of a tract of land owned by Anderson, said point being also the common corner of Lots Nos. 4 and 5 on said plan; thence with the line between said Lots Nos. 4 and 5, South 71°23' West 1235.9 feet to a stake in the Eastern boundary line of Lot No. 1 on said plan; thence with the line between said Lots Nos. 1 and 5, North 12°30' West 178 feet to the Southwest corner of Lot No 6 on said plan; thence with the line between said Lots Nos. 5 and 6, North 71°23' East 1226.6 feet to a spike in the center of said Neely's Bend Road; thence with the center of Neely's Bend Road, South15°30' East 178 feet to the beginning, containing 5.03 acres more or less

Being the same property conveyed to David A. Blier and Janice Chaffin Blier, husband and wife by Warranty Deed from Edgar A. Soapes, Robert A. Soapes, Sarah B. Briggs, Lila S. Sinclair and Amanda Joanne Soapes, recorded on April 15, 2015 in Instrument No. 20150415-0033184, Register's Office for Davidson County, Tennessee. Janice Chaffin Blier and Janice C. Blier being one and the same person.

This improved property is known as 1600 Neely's Bend Road, Madison , TN 37115

Executed on the date first above written.

DAVID A. BLIER

JANICE C. BLIER

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned Notary Public of said county and state, **DAVID A. BLIER** and wife, **JANICE C. BLIER**, 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 31 day of January, 2017.

M. Katherine Kobe
NOTARY PUBLIC

My Commission Expires: 10/20/20

M KATHERINE KOBE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
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STATE OF TENNESSEE

COUNTY OF Sumner

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

AFFIANT

Subscribed and sworn to before me, this the 31 day of January, 2017.

NOTARY PUBLIC

My Commission Expires: 10/20/20

M. KATHERINE KOBE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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