STATE OF TENNESSEE }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ -0-

+ Mary Ann Newman
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 9 DAY OF Feb, 2017.

NOTARY PUBLIC

My Commission expires: 8/25/18

LEWIS BRONER MCCOY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File No. 17020008

Address of New Owner	Send Tax Bills To:	Tax Information:
Susan N. Perry 4285 Bernard Rd Joelton, TN 37080	Same	Map/Parcel **029-00-0-398.00**

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 9 day of Feb, 2017, for and in consideration of the sum of Ten and No/100 Dollars, ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Mary Ann Newman,** Grantor(s), have/has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto **Susan N. Perry.** Grantee(s) her heirs, successors, and assigns, her entire right, title, and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Land located in the 2nd Civil District of Davidson County, Tennessee, further described as follows, to-wit:

Tract 1: Beginning at a concrete monument in the Southerly line of Bernard Road, being the Northwest corner of this tract and a corner to Blankenship described in 5335-219; thence with the Southerly line of Bernard Road along the arc curve to the left 32.15 feet, with a radius of 65.00 feet and a chord that bears South 43 degrees 56 minutes 11 seconds East 31.82 feet to an iron pin new, being a corner to tract 2 of the of the Charles A. Newman property; thence leaving the Southerly line of Bernard Road with the line of tract 2 South 07 degrees 29 minutes 59 seconds West 166.91 feet to an iron pin new; thence South 04 degrees 30 minutes 00 seconds East 357.80 feet to an iron pin new; thence South 04 degrees 30 minutes 00 seconds East 94.71 feet to an iron pin new; thence South 73 degrees 27 minutes 01 seconds West 25.56 feet to an iron pin old; thence South 73 degrees 27 minutes 01 seconds West 197.68 feet to an iron pin old; thence South 87 degrees 17 minutes 48 seconds West 376.97 feet to a point in the center of Buck Branch, being in the line of Rottaaero; thence with Rottero and the center of Buck Branch for the next 3 calls North 34 degrees 45 minutes 01 seconds West 160.75 feet to a point; thence North 23 degrees 15 minutes 01 seconds West 150.00 feet to a point; thence 6 degrees 00 minutes 01 seconds West 213.39 feet to a point, being a corner to the Haney 20031219-180966; thence with Haney and Perry South 67 degrees 08 minutes 22 seconds East 793.68 feet to an iron pin old; thence North 04 degrees 30 minutes 01 seconds West 359.92 feet to an iron pin old; thence with Perry and Blankenship North 7 degrees 29 minutes 59 seconds East 189.91 feet to the point of beginning, more or less.

The above described tract is encumbered by an easement for subsurface sewage disposal system as shown on plat recorded in Plat Book 5050, page 66.

The above described tract is benefited by and encumbered by the following 50 feet wide ingress, egress and public utility easement:

Beginning at a concrete monument in the Southerly line of Bernard Road, being the Northeast corner of this tract and a corner to Vanderford 9996-778; thence leaving the Southerly line of Bernard Road with the line of Vanderford South 07 degrees 29 minutes 59 seconds West 159.00 feet to a concrete monument; thence South 04 degrees 30 minutes 01 seconds East 354.62 feet to an iron pin old;

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thence with Vanderford and Richardson South 04 degrees 29 minutes 56 seconds East 145.38 feet to an iron pin old, being a corner to tract 2 and 3 of the Charles A. Newman property; thence with tract 2 North 52 degrees 19 minutes 20 seconds West 67.46 feet to an iron pin old, being a corner to tract 1; thence with tract 01 North 04 degrees 30 minutes 01 seconds West 100.00 feet to an iron pin old being a corner to Haney; thence with Haney and Perry North 04 degrees 30 minutes 01 seconds West 359.92 feet to an iron pin old; thence with Perry and Blankenship North 07 degrees 29 minutes 59 seconds East 189.91 feet to a concrete monument in the South line of Bernard Road; thence with the South line of Bernard Road and the arc of a curve to the left 58.08 feet, with a radius of 65.00 feet and a chord that bears South 55 degrees 21 minutes 53 seconds East 56.17 feet, to the point of beginning, more or less.

Subject to all rights-of-way, easements and restrictions of record. Subject to the findings of a title report.

In accordance with a survey prepared by Steven Michael Holland, Tennessee, Registered Land Surveyor, License Number 2337, dated 12-5-2007 and shown as drawing number 071105.

Being the same property shown as Exhibit C conveyed to Mary Ann Newman by Quitclaim Deed from Susan N. Perry, James R. Newman, Jeffrey G. Newman, Bobbie Jean Newman, and Mary Ann Newman, dated 03/11/08 and recorded on 03/24/08 in Instrument No. 20080324-0028993, Register's Office for Davidson County, Tennessee.

This is unimproved property generally located:
0 Bernard Road, Joelton, TN 37080

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

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.

IN WITNESS WHEREOF, **Mary Ann Newman** has caused this instrument to be executed, this the 9 day of Feb, 2017.

Mary Ann Newman
Mary Ann Newman

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Mary Ann Newman** 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.

This the 9 day of Feb, 2017.

My commission Expires: 8/25/18

NOTARY PUBLIC

DENNIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY