THIS INSTRUMENT PREPARED BY:
Cathy Grady Conley
Attorney at Law
200 N. Washington Street
Tullahoma, TN 37388

REAL PROPERTY TAX RESPONSIBILITY:
Michael L. Bozarth and wife,
Carolyn E. Bozarth
202 Airport Lake Road
McMinnville TN 37110
Owner: Same

BILL GARRETT, Davidson County
Trans:T20170023206 DEEDQC
Recvd: 03/20/17 09:26 3 pgs
Fees:17.00 Taxes:0.00
20170320-0026645

Control Map 134-15/Parcels 10 & 11.00

QUITCLAIM DEED*

I, JOHN R. BOZARTH, Jr., have bargained and sold, do hereby transfer and convey to **MICHAEL L. BOZARTH and wife, CAROLYN E. BOZARTH**, their heirs and assigns, the following tracts or parcels of land bounded and described as follows:

PARCEL 10

Being in the 5th, formerly 7th Civil District of said county, and described according to a survey made by John M. Sullivan, County Surveyor, June 17, 1948 as follows:

BEGINNING at a point in the center of Ezell Road, 440 feet north of the center line of Antioch Pike, said point being also the northeast corner of tract of land owned by James Edwards; thence with the center of said Ezell Road, north 4 degrees 30' east 105 feet to a point; thence north 89 degrees 13' West 113.5 feet to a point in the eastern boundary line of a tract of land owned by William Temple; thence with said Temple's line, south 4 degrees 42' West 105 feet to a point in the northern boundary line of said Edwards' tract of land; thence with said Edwards' line, south 89 degrees 12' East 113.9 feet to the beginning, containing 0.26 acres, more or less.

Being the same property conveyed to Juanita Bozarth, by deed of record in Book 543, page 625, Register's Office, Davidson County, Tennessee. Juanita Bean Bozarth died September 8, 2016, and her estate was probated in the Chancery Court of Warren County, at McMinnville, Tennessee, Case# 3320P.

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*PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY

CATHY GRADY CONLEY
ATTORNEY AT LAW
200 N. WASHINGTON ST.
TULLAHOMA, TN 37388
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PARCEL 11

A tract of land in the 5th, formerly 7th, Civil District of said County, described according to a survey made by John M. Sullivan, County Surveyor, June 17, 1948, as follows:

BEGINNING at a point in the center of Ezell Road 545 feet north of the center line of Antioch Pike; thence with the center of said Ezell Road, north 4 degrees, 30' East 120.9 feet to a point; in the southerly boundary line of a tract of land owned by Van Williams; thence with said Williams' line, south 74 degrees 18' west 121.3 feet to the northeast corner of a tract of land owned by Virgle L. Hiter; thence with the eastern boundary line of said Hiter's tract of land, south 4 degrees 14' west 85.77 feet to a point; thence south 89 degrees 13' east 113.5 feet to the beginning, containing 0.26 acre more or less.

Being the same property conveyed to Juanita Bozarth, by deed of record in Book 534, page 627, Register's Office, Davidson County, Tennessee. Juanita Bean Bozarth died September 8, 2016, and her estate was probated in the Chancery Court of Warren County, at McMinnville, Tennessee, Case# 3320P.

Property Description: Taken from prior deeds.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging, to the said **MICHAEL L. BOZARTH and wife, CAROLYN E. BOZARTH**, their heirs and assigns, forever in fee simple and subject to this year's taxes.

WITNESS MY HAND this 21 day of February, 2017.

John R. Bozarth, JR.

JOHN R. BOZARTH

STATE OF GEORGIA
COUNTY OF Forsyth

Personally appeared before me, a Notary Public in and for said State and County, JOHN R. BOZARTH, Personal Representative of the Estate of Juanita Bean Bozarth, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 21 day of February, 2017.

Joshua Gotfried
NOTARY PUBLIC
My Commission Expires:

JOSHUA GOTFRIED NOTARY PUBLIC FORSYTH COUNTY EXPIRES GEORGIA NOV. 22, 2020

STATE OF TENNESSEE
COUNTY OF WARREN

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

John R. Bozarth
AFFIANT

Subscribed and sworn to before me this 7th of March, 2017.

Cathy Grady Conley
NOTARY PUBLIC
My Commission Expires: 6/18/17

CATHY GRADY CONLEY State of Tennessee Notary Public COUNTY OF COFFEE