BILL GARRETT, Davidson County
Trans:T20170033497 DEEDQC
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Fees:12.00 Taxes:0.00
20170420-0039003

THIS INSTRUMENT PREPARED BY:
GREGORY M. GALLOWAY
ATTORNEY AT LAW
101 Antioch Pike, Suite 100
Nashville, Tennessee 37211
(615) 333-1933

QUITCLAIM DEED

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
JAMES D. WOOD 10384 HWY 69 SOUTH COLUMBUS, MS 39702	(Same)	Map 074 04-0 Parcel 027.00 FBN 04D-31690

FOR AND IN CONSIDERATION of Ten (10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Ken Baldwin, unmarried, do hereby quitclaim and convey unto the said JAMES D. WOOD, her successors and assigns, all his right title and interest in and to the following described tract of land:

A certain tract of land or parcel of land in Davidson County, State of Tennessee, described as follows:

Beginning at a point in the northwest corner of Lot No. 1052, as appears on the recorded plan of Hermitage Hill, Section 10; thence leaving said point of beginning and with the rear of Lots 1052 through 1066 the following: S 30 deg. 07' W 838.41 feet to a point; thence S 6 deg. 10' E 106.06 feet to a point; thence S 47 deg. 11' W 85.87 feet to a point; thence S 36 deg. 22' W 85.21 feet to a point; thence S 26 deg. 0' W 90.55 feet to a point; thence S 26 deg. 55' W 81.77 feet to a point; thence S 38 deg. 55' W 72.25 feet to a point; thence leaving said lots with the northeast line of the Hermitage Pumping Company, N 53 deg. 36' W 158 feet more or less, to the flowage easement of Chatham Reservoir (Cumberland River); thence 484 feet, more or less, to the center of a large drain; thence leaving said easement and with the meanders of the centerline of said drain, 2060 feet, more or less to a point; thence leaving said drains S 84 deg. 00' E 50 feet, more or less, to the point, thence S 15 deg. 03' E 231 feet, more or less to the point of beginning and containing 10.1 acres, more or less.

Being the same property conveyed to Ken Baldwin by deed from Feng-Chih Chen and wife, Helen M. Chen; dated October 24, 2007 of record in Instrument No. 20071030-0127780 Register's Office for Davidson County, Tennessee.

This is unimproved property know as 10.01 acres, more or less, Hermitage Hills Subdivision, off Jacksonian Dr., Hermitage, Tennessee 37076.

Witness my hand this 20 day of April, 2017.

Ken Baldwin
KEN BALDWIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named, Grantors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 20 day of April, 2017.

My commission expires: 3-19-20 NOTARY PUBLIC

GREGORY M. GALLOWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Ken Baldwin
Affiant

Subscribed and sworn to before me, this the 20 day of April, 2013
My commission expires: (Affix Seal) Notary Public

GREGORY M. GALLOWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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