THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** BILL GARRETT, Davidson County Trans:T20170035181 DEEDQC Recvd: 04/26/17 11:53 2 pgs Fees:12.00 Taxes:0.00 20170426-0040964	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. _____ Affiant Subscribed and sworn to before me, this 25th day of April, 2017. _____ Notary Public My Commission Expires: 11/06/17

Address New Owner: Kenneth C. Evenson 689 Candlestick Drive Nashville, TN 37211	Send Tax Bills To: Same as of record	Tax Information: Part of Map 147-14; Parcel 168

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and all other good and valuable considerations, the receipt of which is hereby acknowledged, **TIMOTHY ADAM MONTGOMERY and wife, CHERI ANNE MONTGOMERY** ("Grantor"), have this day quitclaimed, transferred and conveyed to **KENNETH C. EVENSON, married** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEGINNING AT A 5/8-INCH CAPPED IRON PIN LOCATED ON THE SOUTH RIGHT-OF-WAY MARGIN OF CANDLESTICK DRIVE (50 FOOT RIGHT-OF-WAY) MARKING THE COMMON LOT LINE BETWEEN THE ADAM & CHERI ANNE MONTGOMERY PROPERTY (INSTRUMENT# 200401130005544) AND THE KENNETH C. EVENSON PROPERTY (INSTRUMENT# 200507260086807), BOTH DOCUMENTS ARE OF RECORD IN THE REGISTER OF DEEDS OFFICE FOR DAVIDSON COUNTY (R.O.D.C.); THENCE LEAVING SAID RIGHT-OF-WAY MARGIN ALONG SAID COMMON LOT LINE, SOUTH 69 DEGREES 1 MINUTE 12 SECONDS WEST A DISTANCE OF 188.06 FEET TO A 1/2-INCH CAPPED IRON PIN (STAMPED MEEKS) LOCATED ON THE EAST LINE OF THE MARGARET L. PELTON PROPERTY (INSTRUMENT# 201307230076275, R.O.D.C.); THENCE ALONG THE EAST LINE OF THE PELTON PROPERTY, NORTH 6 DEGREES 8 MINUTES 38 SECONDS EAST A DISTANCE OF 6.00 FEET TO A 1/2-INCH CAPPED IRON PIN (STAMPED PLS2939); THENCE NORTH 69 DEGREES 26 MINUTES 12 SECONDS EAST A DISTANCE OF 185.33 FEET TO A 1/2-INCH CAPPED IRON PIN (STAMPED PLS2939) LOCATED ON THE WEST RIGHT-OF-WAY MARGIN OF CANDLESTICK DRIVE; THENCE ALONG SAID MARGIN, SOUTH 21 DEGREES 12 MINUTES 18 SECONDS EAST A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNIG AND CONTAINING 873 SQUARE FEET MORE OR LESS.

Being part of the same property conveyed to Timothy Adam Montgomery and wife, Cheri Anne

Montgomery from Peter Archie Kliewer by Warranty Deed dated December 11, 2003 of record in Instrument No. 20040113-0005544, in the Register's Office of Davidson County, Tennessee.

This is part of improved property known as: 691 Candlestick Drive, Nashville, TN 37211.

Grantor covenants that it is lawfully seized and possesses said real property in fee simple and has a good right to convey it. This conveyance is subject to all liens, restrictions, conditions, easements and other matters of record. Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders. This conveyance is made without the benefit of a title search.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of April, 2017.

Timothy Adam Montgomery
TIMOTHY ADAM MONTGOMERY

Cheri Montgomery
CHERI ANNE MONTGOMERY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Timothy Adam Montgomery and Cheri Anne Montgomery, 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 office, this 25th day of April, 2017.

Notary Public

My Commission Expires: 11/02/17

JAMES E. CAIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
, Affiant
Subscribed and sworn before me this the
26th Day of April, 2017.
S. Chandler, Deputy Register