BILL GARRETT, Davidson County
Trans:T20170041349 DEEDQC
Recvd: 05/15/17 16:14 2 pgs
Fees:12.00 Taxes:0.00
20170515-0048237

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MAY 2017.

Notary Public

(AFFIX SEAL)

COLLEEN O'CONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY:
Martin Heller Potempa & Sheppard, PLLC, 2122 21st Avenue South, Nashville, Tennessee 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert B. Lankford	Owner	116-12 117.00
(NAME)	(NAME)	
732 Branch Creek Drive	732 Branch Creek Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209	Nashville, Tennessee 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TERRI BEUERLEIN LANKFORD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ROBERT B. LANKFORD

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, lying in the 7th Civil District of said County, being a part of a triangular tract of land lying along the east line of Lot No. 96-A and 98 on the Map of Royal Oaks Land Company's Subdivision of the Baker tract, as of record in Book 421, Page 102 and 103, Register's Office for said County, and particularly shown on the Play of a re-subdivision of part of Royal Oaks Subdivision, as of record in Book 974, page 4 and 5, Register's Office, and more particularly described according to a survey made by James A. Hamilton, Jr., Surveyor, dated October 29, 1955, as follows:

Beginning a point in the south margin of Abbott Martin Road at the northeast corner of Lot No. 96-A, said point being 560 feet, more or less, as measured along, a slight curve, easterly from the easterly margin of Lynwood Boulevard; thence along the easterly line of Lot No-A, south 5 degrees 50" east 291 feet to the northeast corner of Lot No. 98, and continuing with the easterly line of Lot No. 98, south 16 degrees 45" east 96.12 feet to a point; thence due east 42.74 feet to a point; thence north 8 degrees 50" east 270.82 feet to a point in the southerly margin of Abbott Martin Road; thence with the margin of the same north 84 degrees 30 minutes west 157.75 feet to the beginning.

Being the same property conveyed to Robert B. Lankford, a married man, by deed from Robert T. Hassett and wife, Ann. C. Hassett, in Instrument No. 20050916-0111386

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes for 2005 and subsequent years, easements, and restrictions of record.

unimproved
This is improved X property, known as 3905 Abbott Martin Road, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness this 15th day of March, 2017.

Terri Beuerlein Lankford

STATE OF TENNESSEE:
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said State and County, Terri Beuerlein Lankford, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument and acknowledged that he executed the within instrument for the purposes therein contained as his own free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 15th day of May, 2017.

NATALIE A LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission Expires: 8-21-2017