Davidson County DEEDQC	
Recvd: 06/23/17 12:34	3 pgs
Fees:17.00 Taxes:0.00	
20170623-0063452	

QUITCLAIM DEED

Heather Lee State of Tennessee Notary Public Rutherford Co.

STATE OF TENNESSEE
COUNTY OF Rutherford

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

Rod E Wilk
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 2017.

Heather Lee
Notary Public

MY COMMISSION EXPIRES: 5-15-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY & RETURN TO:
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 218
Smyrna, TN 37167

16002948

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rod E. Wilkins	Rod E. Wilkins	
(NAME) 6441 Bresslyn Road	(NAME) 6441 Bresslyn Road	077 00 0 040.00
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(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, I/WE, **Bill Boone, unmarried** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY QUITCLAIM UNTO **Rod E. Wilkins, married** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

PARCEL A:
Beginning at a point in the center of Cub Creek, said point being 200' or more or less, Southwest of the property line between Pate and Vorbusch; thence with the center of said creek N 18° E 200' to a point in the center of Cub Creek; thence continuing with said creek northeasterly 150' more or less to a point in the center of Cub Creek; said point being Mundy's southwest property corner as described in Book 5116, Page 589 R.O.D.C.; thence N 65° W 16.5 feet more or less to the center line of Cub Creek Road; thence with the center line of Cub Creek Road in a southwesterly direction 350' more or less to a point in the center of Cub Creek Road; thence southeasterly to the point of beginning.

PARCEL B:
TRACT I:
The following described tract of land is located in the 8th District of Davidson County, Tennessee and is a west portion of a tract of land registered in Deed Book 3830, Page 555, Register's Office for Davidson County and is known as the Enoch Dozier Farm.

Bounded on the north and east by the Enoch Dozier Farm. Bounded on the west by Cub Creek and Alton Foutch. Bounded on the south by the Saddler property.

Beginning with an iron pipe on the east bank of Cub Creek, said pipe being on the east bank and 15' from the center of the creek. Thence North 85° 45' W 15 feet to the center of the creek. Thence with the meanders of the creek North 39° 40' E 179 feet; North 32° 00' E 226 feet; North 14° 35' E 100 feet; North 53° 30' E 139 feet; North 29° 40' E 24 feet; North 55° 30' W 99 feet; North 20° 35' E 131.5 feet; North 29° 30' E 100 feet; North 20° 00' E 124 feet; North 47° 25' E 165 feet; North 74° 30' E 61 feet; North 57° 12' E 40 feet; North 30° 45' E 105 feet; North 4° 30' E 58.5 feet; North 18° 00' E 205 feet. Thence leaving the center of the creek South 49° 30' E passing an iron pipe at 15 feet in all 450 feet to an iron pipe; thence South 23° 35' E 552 feet to a pile of rocks. South 35° 55' E 257 feet to a pile of rocks; South 4° 00' E 476 feet to an iron pipe; South 21° 30' E 580 feet to an iron pipe; thence South 63° 15' W 242 feet to an iron pipe; South 79° 02' W 227 feet to an iron pipe; South 50° W 269 feet to an iron pipe; South 59° W 269 feet to a 20 inch hickory tree in a fence line, also a point in the north boundary line of Saddler. Thence with the boundary of Saddler North 39° 45' W 152.5 feet to a 8 inch hickory tree, North 26° 00' W 137 feet to a 24 inch beech tree; North 22° 00' W 202 feet to a 24 inch elm tree; North 11° 30' E 453 feet to a hickory tree; North 31° 15' W 269.5 feet to a set rock; North 79° 00' W 161 feet to a 8 inch persimmon tree; North 85° 45' W 164 feet to the point of beginning.

TRACT 2:
Described according to a survey made by James Brewer dated April 12, 1973, as follows:
Beginning with a point in the center of Cub Creek Road, the same point being S 13° 55' W 275 feet from the northwest corner of the Paul Bass property now Alton Foutch, the same as described in Deed Book 2488, Page 70, Register's Office for Davidson County, Tennessee. Thence from the center of Cub Creek Road S 49° 30' E 102.3 feet to the center of Cub Creek, thence with the creek S 29° 30' W 231 feet; S 55° W 69 feet; thence leaving the creek N 49° 30' W 102.3 feet to the center of the road, thence with the road N 53° 02' E 175 feet; North 13° 55' E 125 feet to the point of beginning.

Being all of the same property conveyed to Rod E. Wilkins, married and Bill Boone, unmarried, as joint tenants with rights of survivorship by Warranty Deed dated December 29, 2016 from John Kirby Pate, Executor of the Estate of Ruth B. Pate, of record in Instrument Number 20161229-0136921, Register's Office for Davidson County, Tennessee.

Improved Property known as: **8421 Cub Creek Road, Nashville, Tennessee 37209**

Witness our hands this 23rd day of June, 2017.

Bill Boone

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bill Boone, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee this 23rd day of June, 2017.

Commission expires: 5-15-21

Heather Lee
State of Tennessee Notary Public
Rutherford Co.

Notary Public

True Copy Certification

I, Nikki McKinney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

NMcKinney
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Heather Lee, a notary public for this county and state, Nikki McKinney who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather Lee
Notary's Signature

My Commission Expires: 5-15-21
Notary' Seal (if on paper)

