Davidson County	DEEDQC
Recvd: 06/28/17 11:17	3 pgs
Fees:17.00 Taxes:0.00	
20170628-0064999	

QUITCLAIM DEED

REBECCA KROGER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

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 June 22nd 2017

Notary Public

COMMISSION EXPIRES: 9-22-2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title and Escrow Hendersonville, 625 E. Main Street, Suite 5A, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Lauree B. Leyland	Lauree B. Leyland	011 00 0 035.00
(Name) 2202 Baker Rd. Goodlettsville, TN 37072	2202 Baker Rd. Goodlettsville, TN 37072	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned,Robert Leyland and Lauree B. Leyland, hereinafter referred to as Grantor(s), hereby quitclaim to Lauree B. Leyland his/her/their heirs and assigns forever, all of his/her/their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit

Shown on the Plan of Will J. Wilson Property by Ragan-Smith Murphy & Associates. Inc., dated October 11, 1979 and revised: October 29, 1979 and being more fully described as follows:

Beginning at an existing iron pin on the westerly margin of Baker road that is 548.08 feet, as measures along said margin, from the northerly line of L.C Crawford, et ux, as recorded in Book 2246, page 241, R.O.D.C., Tennessee. This pin is also the northeasterly corner of the James M. Smith property as recorded in Book 6059, page 608 R.O.D.C., Tennessee.

1. Leaving said margin, with the North line of the James M. Smith property S 61 deg. 10' 15" W a distance of 2032.31 feet to an existing iron pin; thence.

2. 2. With James M. Smith 's easterly line and the easterly line of Timothy E. Petre, et ux, as recorded in Book 5750, page 481, R.O. D.C., Tennessee N 29 deg. 25' 28" W a distance of260.34 feet to an existing iron pin; thence,

3. With Timothy E. Petre's south line N 61 deg. 10' 15" E a distance of 1976.66 feet to an existing iron pin on the westerly margin of Baker Road; thence,

4. With said margin S 45 deg. 24' 64" E a distance of 134.80 feet to an existing iron pin; thence,

5. With a 470.85 foot radius curve to the right a distance of 133.10 feet to the point of beginning. Said Survey has a chord bearing and distance of S 37 deg. 22 ' 50" E 132.657 feet. This Iract contains 12.02 acres, more or less.

Being a portion of the same property conveyed to Will J. Wilson and wife, Alma G. Wilson, as tenants by the entirety by Warranty Deed from W.B. Apple and wife, Nettie D. Apple, and Elmer J. Kent and wife, Helen A. Kent dated June 2, 1948 and recorded June 23, 1948 in Book 1629, Page 295, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Mr. & Mrs. Albert Burnett by Quit Claim Deed from Frank C. Ingraham, Trustee dated July 28, 1986 and recorded July 30, 1986 in Book 6934, Page 413, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lauree B. Leyland a 10% undivided interest and husband, Robert Leyland a 10% undivided interest by Quitclaim Deed of Gift from Jane Wilson Burnette (one and the same as MRS. ALBERT BURNETT), the surviving widow of Albert S. Burnette, Sr., who passed away on November 27, 2002 dated March 20, 2003 and recorded March 20, 2003 in Instrument No. 200303200037207, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Robert Leyland and wife, Lauree B. Leyland by Quit Claim Deed from Jane Wilson Burnette, Robert Leyland and wife, Lauree B. Leyland dated June 5, 2003 and recorded June 16, 2003 in Instrument No. 200306160082281, in said Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the said Robert Leyland and Lauree B. Leyland has hereunto set his/her/their signature, on this, the 22 June 2017.

Robert Leyland

Lauree B. Leyland

STATE OF MASSACHUSETTS

County OF Worcester

I, Kim A. Cormier, a Notary Public for the County of Worcester and State of MA - ~~Tennessee~~, do hereby certify that Robert Leyland personally appeared before me this day and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of (his) (her) knowledge and belief.

Witness my hand and official seal, this the 15th of June, 2017.

Kim A. Cormier

Notary Public

My Commission Expires:

(SEAL)

KIM A. CORMIER
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES MARCH 30, 2018

STATE OF Tennessee

County OF Robertson

I, Quenn N. Crum, a Notary Public for the County of Sumner and State of Tennessee, do hereby certify that Lauree B. Leyland personally appeared before me this day and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of (his) (her) knowledge and belief.

Witness my hand and official seal, this the 15th of June, 2017.

Notary Public

My Commission Expires: 3/19/19

(SEAL)

QUENN CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Penny Y. Ray, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019