BILL GARRETT, Davidson County
Trans:T20170060085 DEEDQC
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Fees:17.00 Taxes:0.00
20170713-0070699

This Instrument is Prepared By:
James W. Cobb, Esq.
Cobb & Waites, PLLC
1994 Gallatin Pike N. Suite 315
Madison, TN 37115
615-649-0049
Without Search

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map/Parcel
Jeffrey Eugene Runion **1243 Dickerson Road** **Nashville, TN 37219**	**Same**	**Map 33, Parcel 83**

THIS INSTRUMENT, made and entered into this 8th day of July, 2017, by and between **RUNION PROPERTIES, LLC, A TENNESSEE, LIMITED LIABILITY COMPNAY** *("Grantors")* and **JEFFREY EUGENE RUNION** *("Grantee(s)")*;

FOR AND IN CONSIDERATION of One Dollar and 00/100 ($1.00), the receipt of which is hereby acknowledged, the undersigned **RUNION PROPERTIES, LLC**, Grantors, conveys and quitclaims their interests and all of their rights, title and interests, marital or otherwise, in and to the following parcel of described real property, in Davidson County, Tennessee to wit:

> Beginning at a point in the northwesterly margin of the Dickerson Pike, the common corner of Lots 3 and 4; thence with the line between said lots, North 30 degrees west 676.3 feet to the southerly margin of Dry Creek Road; thence with the margin of same, South 87 degrees East 166.21 feet to the northwesterly corner of a part of said lot conveyed to Robert J. Hastings by deed from D. M. Moore and wife, or record in Book 919, Page 101, said Register's Office; thence with Hastings' line, South 30 degrees East 585.5 feet to the northwesterly margin of the Dickerson Pike or Dixie Highway; thence with the margin of the same, South 60 degrees West 139.3 feet to the point of beginning, containing 2.01 acres, more or less.
>
> Being the same property conveyed to Runion Properties, LLC from Wallace P. Mitchel in by Deed of record Instrument Number

20070917-0111016, Dated September 19, 2007, Register's Office for Davidson County, Tennessee.

Included in the Above Description But Excluded from this conveyance is: Land in Davidson County, Tennessee, being the north part of Westerly part of Lot No. 4 of D. M. Moore's Land on the Dickerson Pike, as recorded in Book 843, page 63, said Register's Office, and more particularly described according to a survey by John M. Sullivan, January 31, 1956, as follows: Beginning at the common corners of Lots 3 and 4 of said Lands on Campell Lane, thence following said land, south 87 deg. 166.21 feet to a point; thence south 30 deg. East 357.4 to a point; thence south 60 deg. 45 min. west 139.3 feet to a point; thence north 30 deg. West 447 feet to the point beginning.

Being the same property conveyed out by Deed of record Instrument Number 20070917-0111016 Registrer's Office for Davidson County, Tennessee.

Easement to Harpeth Valley Utility District of record in Book 3770, page 6, Register's Office for Davidson County, Tennessee.

Master Deed of Record in Book 4892, page 440, amended in Book 4956, page 756, Instrument No. 20050128-0010626 and Instrument No. 20050602-0062760, Registers Office for Davidson County, Tennessee.
By Laws of record in Book 4892, page 456, and amended in Book 7850, page 955, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions, and Restrictions/Master Deed.
Subject to HOA dues – if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1243 Dickerson Road, Nashville, TN 37219.

And now, **RÚNION PROPERTIES, LLC,** for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby quitclaim and convey *all of* its property interest into **JEFFREY EUGENE RUNION.** The same property hereinabove described and set forth, to which reference is here made, and said property is conveyed

subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, the Grantor, **RUNION PROPERTIES, LLC**, has hereunto set his hand on this the 8th day of July 2017.

Runion Properties, LLC
RUNION PROPERTIES, LLC Jeff Runion President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RUNION PROPERTIES, LLC,** the Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. *Jeff Runion, Owner/President

WITNESS my hand and official seal at Madison, Tennessee this 8th day of July 2017.

NOTARY PUBLIC

My Commission Expires: 3-8-2021

JAMES W. COBB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $1.00.

Affiant/Grantee: JEFFREY EUGENE RUNION

Subscribed and sworn to before me this 8th day of July, 2017.

NOTARY PUBLIC

My Commission Expires: 3-8-2021

JAMES W. COBB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021