BILL GARRETT, Davidson County
Trans:T20170066833 DEEDQC
Recvd: 08/03/17 10:22 3 pgs
Fees:17.00 Taxes:0.00
20170803-0079145

This Instrument Prepared By:
James P. Guenther
Suite 1150, 2100 West End Ave.
Nashville, Tennessee 37203

Address New Owner

James P. and Patricia Burress Guenther
5076 Pine Hill Road
Nashville, TN 37221

Map: 154, Parcel: 287
Send Tax Bills To:
James P. and Patricia Burress Guenther
5076 Pine Hill Road
Nashville, TN 37221

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 27TH day of JULY, 2017, by and between Patricia Burress Guenther ("Grantor"), and James P. Guenther and wife, Patricia Burress Guenther, ("Grantee"), for the purpose of creating ownership of the property described herein in James P. Guenther and wife, Patricia Burress Guenther as tenants by the entireties;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of one dollar ($1.00), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish and quitclaim to Grantee, Grantee's heirs and assigns, all of Grantor's right, title and interest in and to the following described real estate having an address of 0 Pine Hill Road, Nashville, Tennessee 37221 which was conveyed to Grantor by the deed from Neal W. Carter to Patricia Burress Guenther dated March 7, 2011 designated as instrument number 20110317-0020957, Register's Office of Davidson County, that deed being the source of Grantor's equitable interest in the property being conveyed, and described therein as follows:

> A tract of land in the 9th Civil District of Davison County, Tennessee, generally bordered on the south by Pine Hill Road, on the north by Grantee's property, on the west by the Beard-McGavock property and the Dunlap property, and on the east by the Luckett property, as those properties are later identified, and being part of the property conveyed by John Howard Greer and wife Odetta Greer to Neal W. Carter and wife Anne R. Carter, by deed of record in Book 4102, page 121 Register's Office of Davidson County (RODC), and being part of the property conveyed to Neal W. Carter and wife Ann R. Carter from George V. Crawford, Special Master, by deed of record in Deed Book 5383 page 311 RODC, and being part of the

property conveyed to Neal W. Carter and wife Ann R. Carter from Wesley Wallace and wife Estella Wallace by deed noted in Book 107 page 674 and being of record in Deed Book 3674 page 310 RODC, and more specifically described as:

A parcel beginning at a point which is the intersection of the northerly margin of Pine Hill Road and the westerly boundary of the three acre tract conveyed by Neal W. Carter and wife Ann R. Carter to J.D. Luckett and wife Joan L. Luckett by deed of record in Deed book 4598 page 454 RODC and described by the survey of Hal R. Swann, Jr. dated December 18, 1973 and of record in Deed Book 4954 pages 485 and 486 RODC; thence with the westerly boundary of the Luckett property and the easterly boundary of the parcel being conveyed by this deed, that common boundary line running north 7 degrees 27 minutes east, approximately 330 feet to the southerly boundary of Grantee's property described in the deed from John Howard Greer and wife Odetta Greer to Grantee of record in Deed Book 4894 page 434 RODC; thence with the southerly boundary of Grantee's property and the northerly boundary of the parcel being conveyed by this deed to the southwest corner of Grantee's property, that common boundary line running approximately south 89 degrees 28 minutes west and being a distance of some 460.50 feet; thence with Grantee's westerly boundary on a line called in the survey of Perry A. Chapdelaine, Jr. made March 17, 1983 and used in the Carter to Thornton and Thrornton to Beard-McGavock deeds, and in the Carter to Dunlap deeds, these deeds being further described hereafter, as north 17 degrees 8 minutes 33 seconds east, and that same line being called in the Grantee's deed north 3 degrees 45 minutes east, approximately 50 feet to the southeast corner of the property conveyed by Neal W. Carter and wife Ann R. Carter to Johnny H. Dunlap and wife Mary B. Dunlap of record in Deed Book 6853 page 659 RODC; thence with the southerly boundary of the Dunlap property north 72 degrees 51 minutes 27 seconds west 50 feet to the northeast corner of the property conveyed by Neal W. Carter and wife Ann R. Carter to Wade P. Thornton by deed of record in Deed Book 6437 Page 51 RODC and subsequently conveyed by Wade P. Thornton and wife Curry Turner Thornton to W. Damon Beard and wife Mary E. McGavock by deed of record in Deed Book 8012 page 401 RODC, this corner marked by an iron pin placed in the survey described in these two said deeds; thence with the Bard-McGavock easterly boundary south 17 degrees 8 minutes 33 seconds west 102.47 feet, thence, continuing with the Beard-McGavock easterly boundary south 72 degrees 51 minutes 27 seconds east 50 feet, (the northerly half of this unclosed rectangle, that unclosed rectangle measuring 50' x 102.47' by 50', being part of the property conveyed to Neal W. Carter and wife Ann R.Carter from George V. Crawford, Special Master, by deed of record in Deed Book 5383 page 311 RODC, and the southerly half of this unclosed rectangle being part of the property conveyed to Neal W. Carter and wife Ann R. Carter from Wesley Wallace and wife Estella Wallace by deed noted in Book 107 page 674 and being of record in Deed Book 3674 page 310 RODC); and thence continuing with the Beard-McGavock

easterly boundary south 17 degrees 8 minutes 33 seconds west, passing an iron pin at 181.88 feet, to the northerly margin of Pine Hill Road; thence with the Northerly margin of Pine Hill Road in an easterly direction to the point of beginning.

All properties referenced above appear as then existing on the "Plat Showing Location of Proposed Roads Running through Pine Lake Community," March 4, 1984 by P.A. Chapdelaine, Jr..

The above described property is unimproved property.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date first above written.

Patricia Burress Guenther
Patricia Burress Guenther
Grantor

State of Tennessee)
County of Davidson)

Before me, a notary public of the State and county aforesaid, personally appeared Patricia Burress Guenther, with whom I am personally acquainted, and that she. as such Grantor, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this the 27TH day of JULY, 2017.

JAMES D. JORDAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public
My Commission Expires: 11-3-2020

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

Patricia Burress Guenther
Affiant/Grantee

Subscribed and sworn to before me this 27 day of JULY. 2017.

Notary Public
My Commission Expires: 11-3-2020

JAMES D. JORDAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN