THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

BILL GARRETT, Davidson County
Trans:T20170075218 DEEDQC
Recvd: 08/29/17 10:35 3 pgs
Fees:17.00 Taxes:0.00
20170829-0088588

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Andrew S. Peterson 3338 Stephens Hill Lane Antioch, Tennessee 37013	CMG Mortgage, Inc. dba CMG Fin 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	173 00 0 130.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **JAMIE L. PETERSON**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **ANDREW S. PETERSON**, hereinafter called the Grantee, his heirs and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Beginning at an iron pin, the Southeast corner of this tract, thence, North 77 deg. 50 min. 20 sec. West, 816.12 ft. to a point in a dry creek, thence with said dry creek, North 77 deg. 04 min. 46 sec. West 240.00 ft., North 50 deg. 34 min. 44 sec. West 91.34 ft., North 41 deg. 36 min. 14 sec. West 89.53 ft., North 87 deg. 03 min. 39 sec. West 54.37 ft. to the center of Indian Creek, thence with said creek, North 18 deg. 56 min. 50 sec. West 235.17 ft., thence leaving said creek, South 82 deg. 24 min. 42 sec. East, passing a stake at 304.7 ft., a total of 1316.23 ft. to a stake, thence South 07 deg. 27 min. 50 sec. West 160.00 ft., to an iron pin, thence South 82 deg., 32 min. 10 sec. East 40.00 ft. to an iron pin, thence South 07 deg. 27 min. 50 sec. West 240.13 ft. to the beginning. Containing 9.90 acres more or less. Included in the above description is a private road extending from Old Hickory Blvd. West of the property through the South and North lines.

The following three tracts of property, previously conveyed out of the above described property, are specifically excluded from this transfer:

Tract 1:

Beginning at the northeast corner of the David E. Stephens property as recorded in Book 5169, page 482; thence along said Stephens' easterly line S 07 deg. 27' 50" W 169.81 ft. to an iron rod; thence along a new line N 82 deg. 55' 31" W 290.76 to an iron rod; thence N 07 deg. 27' 50" E 169.81 ft. to an iron rod; thence along Stephens' northerly line S 82 deg. 55' 31" E 290.76 ft. to the point of beginning and containing 1.13 acres.

Said "Tract 1" being the same property conveyed by Quitclaim Deed from David E. Stephens, Sr. and wife, Sherry J. Stephens, to David E. Stephens, Jr., as of record at Book 10121, page 653, Davidson County Register of Deeds.

Tract 2:

Beginning at a point located in the common boundary line of the Ruth P. Stephens property as recorded in Will Deed Book 5685, page 849, Register's Office for Davidson County, Tennessee; said point being located N. 77 deg. 50' 20" W 774.49 ft. from the most southeast corner of the said David E. Stephens, et ux property as recorded in Book 5169, page 482, Register's Office for Davidson County, Tennessee; thence with said common boundary line (a deed line) of Ruth P. Stephens N 77 deg. 50' 20" W 41.63 ft. to a point; thence N 77 deg. 04' 46" W 240.00 ft. to a point; thence N 50 deg. 34' 44" W 91.34 ft. to a point; thence N 41 deg. 36' 14" W 89.53 ft. to a point; thence N. 87 deg. 03' 39" W 54.55 ft. to a point situated in the approximate centerline of Indian Creek; said point also being situated in the easterly boundary line of the E. M. Baker property as recorded in Book 596, page 576, Register's Office for Davidson County, Tennessee; said E. M. Baker being deceased with his heirs holding ownership; thence leaving the said common boundary line of Ruth P. Stephens, and with the said boundary line of Baker, and generally with the said approximately centerline if Indian Creek N 04 deg. 06' 58" W 41.46 ft. to a point; thence N 26 deg. 20' 02" W 83.03 ft. to a point; thence N 36 deg. 17' 41" W 48.00 ft. to a point; thence leaving the said boundary line of Baker, and along a new line S 63 deg. 29' 20" E 138.39 ft. to an iron rod; thence S 75 deg. 18' 10" E 93.00 ft. to an iron rod; thence S 88 deg. 46' 22" E 382.17 ft. to an iron rod; thence S 15 deg. 16' 23" W 260.26 ft. to the point of beginning. Containing 2.25 acres.

Said "Tract 2" being the same property conveyed by Quitclaim Deed from David E. Stephens, Sr. and wife, Sherry J. Stephens, to Tony W. Weatherford and wife, Tina R. Weatherford, as of record at Book 8030, page 218, Davidson County Register of Deeds.

Tract 3:

Being A portion of a parcel of land shown as Parcel 130 on Davidson County Tax Map 173, Nashville, Davidson County, Tennessee, generally located south of Mill Creek and east of Old Hickory Boulevard, And more particularly described as follows:

BEGINNING at a point in the centerline of Indian Creek approximately 85 feet south of its confluence with Mill Creek;

THENCE Along the northerly property line of the subject tract S 82°38'26"E 944.05 feet to a point;

THENCE Along a severance line the following calls:
S 87°01'25" W 59.83 feet to a point;
S 83°58'09" W 120.00 feet to a point;
S 81°43'50" W 134.99 feet to a point, said point being the northeast corner of property conveyed to Tony W. Weatherford, et ux, of record in Book 8030, Page. 221, R.O.D.C.;

THENCE Along the northerly line of said Weatherford Property the following calls:

N 87°04'00" W 382.17 feet to a point;
N 73°35'48" W 93.00 feet to a point;
N 61°46'58" W 147.04 feet to a point;
N 29°37'37" W 46.84 feet to the point of beginning;
CONTAINING 62,898 square feet or 1.44 acres more or less.

Said "Tract 3" being the same property conveyed by General Warranty Deed from David E. Stephens and wife, Sherry J. Stephens, to Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation, as of record on May 10, 2002, at Instrument No. 20020510-0058109, Davidson County Register of Deeds.

Being the same property conveyed to Andrew S. Peterson and Jamie L. Peterson, husband and wife, by Warranty Deed from Mark Claassen and wife, Joyce Claassen of record in Instrument No. 20140522-0044297, recorded on 5/22/2014, Register's Office for Davidson County, Tennessee.

This property is commonly known as **3321 Stephens Hill Lane, Antioch, TN 37013**.

Witness my hand this 22 day of **August, 2017**:

Jamie L. Peterson

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 **JAMIE L. PETERSON**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22 day of August, 2017:

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25th DAY OF AUGUST, 2017.

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON