Bill Garrett Davidson County
Batch# 12853 DEEDQC
10/12/2017 12:37:01 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20171012-0104713

This Instrument Prepared By:
Marshall & Associates, PLLC
Ellis Marshall, Jr.
10574 Lebanon Road
Mt. Juliet, Tennessee 37122

FROM: Estate of Benjiman Adrian Lynn

TO: Gary A. Lynn, Benjiman Allen Lynn, Mary Jane Link

QUITCLAIM DEED

Address New Owners:
Gary A. Lynn
673 Kings Way Drive
Old Hickory, TN 37138

Send Tax Bills To:
Gary A. Lynn
673 Kings Way Drive
Old Hickory, TN 37138

Map-Parcel Numbers
42-11 35 11D-37025

Benjiman Allen Lynn
206 South Galt Ave.
Louisville, KY40206

Mary Jane Link
5653 Courtland Road
Springfield, TN 37172

STATE OF TENNESSEE)

COUNTY OF WILSON)

The actual consideration for this transfer is $0.00.

Gary A. Lynn, Executor for the Estate of
Benjiman Adrian Lynn

Subscribed and sworn to under oath before me this 12 th day of October 2017.

Heather M. Yates
Notary Public

My Commission Expires: 01-08-2019

HEATHER M. YATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 8, 2019

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named, Gary A. Lynn, Benjiman Allen Lynn, and Mary Jane Link, Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Gary A. Lynn, Executor for the Estate of Benjiman Adrian Lynn, Grantor, does hereby quitclaim, transfer and convey to Gary A. Lynn, Benjiman Allen Lynn, and Mary Jane Link all interest, right and ownership the estate may have to the following parcel of real estate located in Davidson County, Tennessee, as described in **Exhibit A.**.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 12 th day of October 2017.

Gary A. Lynn, Executor for the Estate of
Benjiman Adrian Lynn

STATE OF TENNESSEE)

COUNTY OF WILSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Gary A. Lynn, Executor for the Estate of Benjiman Adrian Lynn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged himself to be Gary A. Lynn, Executor for the Estate of Benjiman Adrian Lynn, and whom upon further oath acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name.

Witness my hand and seal this the 12 th day of October 2017.

Heather M. Yates
Notary Public

My Commission Expires: 01-08-2019



EXHIBIT A

Being a part of Lot 1, Haven Acres, Section One, of record in Book 2331, Page 89, and described in prior Deed as: LAND in Davidson County, Tennessee, lying in the 11th, formerly the 19th Civil District, being a part of the Lands of R. L. Armistead and wife, described according to a copy of survey made by Harvey Gee, November 7, 1955, as follows:

Beginning at a point in the west line of Chance Lands in the east line of the Kennedy Lands, being 5 feet north of the present north margin of Old Hickory Boulevard, this being the southwest corner of the land herein described; thence along Kennedy's east line N4 degrees 42'E, 232.2 feet to a point; thence N0 degrees 25'W, 168.38 feet to a point; thence S85 degrees 56'E, 112.4 to the west line of the Burton Land; thence with Burton's west line, S3 degrees 14'W, 397.1 feet to a point; which is 5 feet north of the present margin of Old Hickory Boulevard, 107.85 feet to the point of beginning. It being the intent and purpose to herein describe the strip 5 feet wide along the south line of the land herein described and along the north margin of Old Hickory Boulevard for highway purposes.

Being the same property conveyed to Grady Temp Sparkman, individually, by Grandy Temp Sparkman, Executor of the estate and Devisee of the Will of Pattie Sparkman Carpenter, to B. A. Lynn and LaVerne Lynn, as tenants by the entirety, LaVerne Lynn

having predeceased B.A. Lynn, of record in Book 8714, page 554, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Richard A. Carpenter and wife, Pattie S. Carpenter, by deed from E. C. Chance and wife, Malinda Chase and Glenn H. Huffine and wife, Jo Raines Huffine of record in Book 2484. Page 515, Register's Office for Davidson County, Tennessee. The said Richard A. Carpenter having predeceased Pattie S. Carpenter who has since died. Property is vested in Grady Temp Sparkman, Devisee of the Will of Pattie Sparkman Carpenter, of record in Will Book 178, Page 326, Probate Court for Davidson County, Tennessee.

Subject to easement to Metropolitan Government for Nashville/Davidson County, Tennessee, of record in Book 4836, Page 476; and such easements and setback lines of record in Plat Book 2331, Page 89, said Register's Office.

This is improved property known as 614 West Old Hickory Boulevard, Madison, TN 37115.

This Deed was created with information provided by the parties, and without the aid of a title search. As such, the preparer makes no warranty, and assumes no liability, for any possible facts, conditions or other information which might be revealed by a title examination.