QUITCLAIM DEED

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 THE 27th DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 6.7.19

(AFFIX SEAL)

ALISON RODGERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

B-FB-17-9618

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jessica Marie Mountain	**The Farmers Bank**	
(NAME)	(NAME)	
9618 Highway 96	**PO Box 657**	**178-00-0-043.00**
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064	**White House, TN 37188**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JESSICA M. MOUNTAIN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JESSICA MARIE MOUNTAIN AND JOSHUA JAMES WHITE, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, described as follows; to-wit:

TRACT NO. 1: Beginning at an iron rod (set) in the easterly margin of State Route Highway 96, said iron rod being the northwest corner of this hereon described tract of land, also being southwest corner of the property conveyed to Harpeth Meadow, LLC as evidenced in DB-20131008-0105832 R.O.D.C., TN; thence, leaving said margin of State Route Highway 96 and running with a common line of the aforementioned Harpeth Meadow, LLC property South 83 deg. 52' 25" East 1,545.36' to an iron rod (set) in the northerly line of tract 2 and being the easterly corner for this hereon described tract 1 both tracts being the property conveyed to Community Bank & Trust of record in TR- 20161007-0106515 R.O.D.C.,TN; thence, with a line common to tract 1 and tract 2 South 77deg. 47' 31" West 1,507.10' to an iron rod (set) in the easterly margin of said State Route Highway 96; thence, with said margin with a curve to the right having a delta of 06 deg. 05' 00", a radius of 2,191.83' , a tangent of 116.47' , an arc length of 232.71' , a chord bearing of North 08 deg. 56' 31" West, and a chord length of 232.60' to an iron rod; thence, continuing with said margin for the next three calls North 15 deg. 57' 46" West 133.93' to an iron rod (found); thence, North 03°14' 45" West 49.84' to an iron rod (found); thence North 06° 15' 50" East 76.20' to the Point-Of-Beginning containing 371,714 S.F., or 8.533 Acres more or less, according to a survey by W.T. Smith, of W.T. Smith, Land Surveying, 1004 Hickory Hill Lane, Hermitage, TN 37076 dated 2017.

Being the same property conveyed to Jessica Marie Mountain, a Single Woman by Warranty deed from Community Bank & Trust of record in Instrument No. 20170601 0054446 Register's Office for Davidson County, Tennessee, dated May 26, 2017 and recorded on June 1, 2017.

This conveyance is subject to:
- All matters on a survey by W.T. Smith, of W.T. Smith, Land Surveying, 1004 Hickory Hill Lane, Hermitage, TN 37076 dated 2017.
- Stormwater Detention Agreement of record in Instrument Number 20070430-0050707, in the Register's Office for Davidson County, Tennessee.
- Taxes for the 2018 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **9618 Highway 96, Franklin, Tennessee 37064**.

Bill Garrett Davidson County
Batch# 34306 **DEEDQC**
12/07/2017 09:15:23 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20171207-0124750

Witness my/our hand (s) this the 27 day of November, **2017.**

JESSICA M. MOUNTAIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JESSICA M. MOUNTAIN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27 day of November, 2017

Notary Public

My Commission Expires: 3-6-18

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212