Bill Garrett Davidson County
Batch# 36641 DEEDQC
12/13/2017 10:03:40 AM 2 pgs
Fees: $13.00 Taxes: $65.43
20171213-0126953

Prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR SEARCH OF COUNTY RECORDS

QUITCLAIM DEED

ADDRESS NEW OWNER:
Donnie R. Choate
Baker Road
Goodlettsville, TN 37072

SEND TAX BILLS TO:
New Owner

MAP & PARCEL NO:
12-Part of Parcel 85

For and in consideration of the sum of $10.00 cash in hand paid **Leah E. Choate** (hereinafter called the GRANTOR), does hereby quitclaim and convey unto **Donnie R. Choate**, all of her rights, title and interest in and to a certain tract or parcel of land being more particularly described as follows:

Land in the 10th Civil District of Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated April 24, 2007 and known as Job No. 070069 as follows:

Beginning at an iron pin found on the Northerly margin of Baker Road, said point of beginning being Southwest corner of this tract and also being 438.09 feet east of the Southeast corner of the Teen Challenge International Nashville (Doc #200606300078443 and D.B. 4322, page 575, R.O.D.C., TN); thence with line of Tract 5 of this survey North 27 degrees 32 minutes 57 seconds East 1174.55 feet to an iron pin set on the margin of the CSX Railroad property; thence with CSX South 60 degrees 28 minutes 47 seconds East 170.12 feet to an iron pin; thence leaving CSX South 27 degrees 28 minutes 25 seconds West 1049.70 feet to an iron pin; thence South 09 degrees 30 minutes 32 seconds West 64.84 feet to an existing iron pin; thence South 07 degrees 24 minutes 17 seconds West 219.98 feet to an existing concrete monument on the margin of Baker Road; thence with the margin of the said road (25 feet from the centerline) North 39 degrees 41 minutes 49 seconds West 15.36 feet to an iron pin found; thence North 35 degrees 43 minutes 31 seconds West 80.85 feet to an existing concrete monument; thence North 31 degrees 50 minutes 49 seconds West 210.13 feet to the point of beginning, containing 5.02 acres more or less.

Being the same property conveyed to Donnie R. Choate and wife, Leah E. Choate by Warranty Deed from Wayne Alan Streur, Trustee for the Wayne Alan Atreur Trust dated May 19, 1989, in Instrument No. 20080723-0075502, in the Register's Office for Davidson County, Tennessee.

This is improved property known as **Baker Road, Goodlettsville, TN 37072.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Said property is subject to Deed of Trust with Commerce Union Bank in Instrument No. 20080723-0075503 and Modification of Deed of Trust in Instrument No. 2013-0726-0077794 and Instrument No. 20130827-0090484, in the Register's Office for Davidson County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her/our hand(s) this 12th day of December, 2017.

GRANTOR:

Leah E Choate

Leah E. Choate

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Leah E. Choate** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of December, 2017.

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Tracey Perry

NOTARY PUBLIC

My Commission Expires:

1-8-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $17,682.92

Leah E Choate

Affiant

Subscribed and sworn to before me, this 12th day of Decemba, 2017.

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Tracey Perry

NOTARY PUBLIC

My Commission Expires:

1-8-19