Bill Garrett Davidson County
Batch# 96915 DEEDQC
05/25/2018 01:00:57 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180525-0050388

This instrument prepared by:
Julie Cornell
J. Randall Hooper
Hooper, Zinn & McNamee, PLLC
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Record and return to:
Same as preparer

Address of New Owner:
Mary Annette Wileczek
Andrew J. Wileczek
1792 Coleman Hill Road
Rockvale, TN 37153

Send Tax Bills to:
Same as new owner

Map/Parcel:
149 00 0 167.00

QUITCLAIM DEED

For good and valuable consideration, receipt of which is hereby acknowledged, **Creager Part B, LLC**, hereinafter called Grantor, has bargained and sold, and by these presents does quitclaim, transfer and convey unto **Mary Annette Wileczek and husband, Andrew J. Wileczek**, hereinafter called Grantees, their heirs and assigns, all of Grantor's right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the second, formerly the fifth Civil District of Davidson County, Tennessee, being described according to a survey made by James L. Murphy, Jr. & Co., dated March 10, 1977 as follows:

Said tract of land begins at an iron pin on the Southwesterly margin of Murfreesboro Road at the Northeasterly corner of the Houston Wrecker Service of record in Book 5036, Page 61, Register's Office for Davidson County; thence with the Southwesterly margin of Murfreesboro Road South 45 degrees 25 minutes 199.26 ft. to an iron pin on said margin; thence South 53 degrees 35 minutes West 250.51 ft. part of which is along a fence to an iron pipe set at fence corner; thence with Flo H. Jennison's property of record in Book 3874, Page 491, South 52 degrees 37 minutes 30 seconds West 165.58 ft. along said fence to an iron pin at a fence corner; thence with said fence North 43 degrees 16 minutes 57 seconds West 201.02 ft. to a corner post; thence North 53 degrees 35 minutes east 408.93 ft., the last part of which is along the Houston Wrecker Service line, to the point of beginning, and containing 1.86 acres, more or less.

Also conveyed is an easement reserved for sewer line privileges to give the tract of land herein described and conveyed access to sewer line service, together with the right of inspecting, maintaining and repairing said sewer line. The easement is on the following described property:

Beginning 280.0 feet in a direction of South 89° 24' East from the point of beginning of the Albright tract of land described in Book 4948, page 504, Register's office for Davidson County, Tennessee; thence South 89° 24' East, 196.5 feet; thence North 51° East 238.4 feet; thence westerly 12.0 feet; thence South 51° West 226.4 feet; thence North 89° 24' West 184.5 feet; thence southerly 12.0 feet to the point of beginning.

Being the same property conveyed to Creager Part B, LLC by deed from Mary Nell Creager, as Trustee of the Creager Trust, of record in Instrument No. 20101229-0103490, as corrected by affidavit of scrivener's errors of record in Instrument 20180409-0033088, Register's Office for Davidson County, Tennessee.

A new legal description was prepared for the easement conveyed in this transaction for the reasons stated in affidavit of scrivener's errors of record in Instrument 20180409-0033088, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens, encumbrances and other matters of record.

This is improved property, known as 2729 Murfreesboro Pike, Nashville, Tennessee.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22 day of May, 2018.

Creager Part B, LLC, Grantor

By _____
Russell E. Creager, President

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Russell E. Creager, with whom I am personally acquainted and who upon oath acknowledged himself to be the President of Creager Part B, LLC, and who being authorized to do so, executed the within and foregoing instrument in the capacity and for the purposes therein contained by signing on behalf of the company.

Witness my hand and official seal this 22nd day of May, 2018.

Allison Jeanne
Notary Public
My Commission Expires: 09/07/2021



State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00 The purpose of this transaction is to distribute property from a dissolved limited liability company to its members.

J. Randall Hooper, Attorney

Subscribed and sworn to before me this 22nd day of May, 2018.

Allison Jeanne
Notary Public
My Commission Expires: 09/07/2021

