Bill Garrett Davidson County
Batch# 118599 DEEDQC
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Fees: $17.00 Taxes: $0.00
20180719-0070552

THIS INSTRUMENT PREPARED BY:
Robert S. Peters
120 North Jefferson St.
Winchester, Tennessee 37398

TAX RESPONSIBILITY:
MARGARET R. SMITH
5620 GRANNY WHITE PIKE
NASHVILLE, TN 37027
TAX ID: 159 00 0 082.00

ADDRESS NEW OWNER:
5620 Granny White Pike
Nashville, TN 37027

QUITCLAIM DEED

FOR A FULL AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, I, **JACK D. RAINEY, JR.**, do hereby this day quitclaim unto **MARGARET R. SMITH AND CARRIE R. CAMPORA**, their heirs and assigns, all my right title and interest in and to the following described real estate situate and lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

A tract of land in the 7th, formerly the 11th Civil District and described according to a survey made by Lewis D. Justice, Surveyor, on April 30, 1952, as follows :

Beginning at a point in the center line of Granny White Pike, said point being the southwesterly corner of the property conveyed to Raymond E. Brown and wife, Lillian F. Campbell Brown, by two deeds, one from B.B. Woodroof and wife, of record in Book 1116, page 165, and the other from Wilson Brown and wife, Martha Edgman Brown of record in Book 1450, page 89, Register' s Office for Davidson County, Tennessee; thence with the center of said pike, north 6 degrees 50 minutes west 135 feet to a point; thence south 88 degrees 45 minutes east 956 feet to a stake in the rear line of the Raymond Brown property; thence south 3 degrees 12 minutes west 122 feet to a post, said post being the southeast corner of the Raymond Brown property hereinbefore mentioned; thence with the southerly line of said property, north 89 degrees 30 minutes west 932.4 feet along a fence, to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM is the following tract of land conveyed to Winston C. Hickman, Ernest D. Taylor, Steve H. Tidwell and Clay Tidwell, as tenants in common, by deed from Jack D. Rainey and wife, Marjorie H. Rainey of record in Book 7212, page 291, Register's Office for Davidson County, Tennessee.

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, being more particularly described as follows:

Beginning at an existing planted stone in the west property line of Howard and Allean Phelps Gardner as of record in Deed Book 1782, page 444, Register's Office of Davidson County, Tennessee. Said stone also being the northeast property corner of Raymond Edgar Brown, et ux., as of record in Deed Book 1316, page 128, Register's Office of Davidson County, Tennessee and also being the southeast property corner of the herein described tract; thence with the north property line of Raymond Edgar Brown, et ux., in part N 86 deg. 15' 00" W a distance of 600.40 feet to an iron pin set; thence severing the land of which this is a part, with a new line N 03 deg. 45' 00" E a distance of 128.98 feet to an iron pin set in the south property line of P.C. Moore as of record in Deed Book 2148, page 381, Register' s Office of Davidson, County, Tennessee: thence with the south property line of P.C. Moore, in part S 85 deg. 25' 37" E a distance of 612.61 feet to an existing car axle in the west property line of Howard and Allean Phelps Gardner; thence with the west property line of Howard and Allean Phelps Gardner, in part S 09 deg. 31' 27" W a distance of 120.80 feet to the point of beginning and containing 75,586 square feet or 1.735 acres more or less. This is according to survey by Ragan-Smith-Murphy and Associates, Inc. dated April 13, 1987.

Being the same property conveyed to Jack D. Rainey (Sr.) and wife, Marjorie H. Rainey by deed from Rick T. Choate of record in Book 2644, page 141, Register' s Office for Davidson County, Tennessee. Marjorie H. Rainey passed from life on or about May 8, 2004, leaving Jack D. Rainey (Sr.) as sole surviving tenant. Jack D. Rainey, Sr., passed from life testate on or about December 9, 2012, leaving the grantor and grantees herein as devisees of his Last Will And Testament. See Probate File 13P730, Davidson County Probate Clerk.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Any and all recorded and unrecorded governmental zoning regulations, building restrictions and setback lines, and subdivision covenants or ordinances, or easements or rights-of-way for public utilities in effect thereon.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN, WITHOUT THE BENEFIT OF A SURVEY OR TITLE EXAMINATION, FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.

WITNESS my hand this the 17 day of May, 2016. JDR

JACK D. RAINEY, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, **JACK D. RAINEY, JR.**, the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and seal at office this 17th day of January, 2016.

NOTARY PUBLIC

My Commission Expires: _____

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Sept. 22, 2019

STATE OF TENNESSEE
COUNTY OF Williamson

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$-0-**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to me before this 17 day of [redacted], 2016.

NOTARY PUBLIC/REGISTER

My Commission Expires: _____

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Sept. 22, 2019