Bill Garrett Davidson County
Batch# 118599 DEEDQC
07/19/2018 02:48:08 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180719-0070553

THIS INSTRUMENT PREPARED BY:
Marcy E. Shelton
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37201

Address New Owner as Follows:	Send Tax Bills to:	Tax-Parcel No.
Margaret R. Smith 5620 Granny White Pike Nashville, TN	(same)	159 00 00 082.00

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 5th day of October, 2017.

Notary Public

My Commission Expires:

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

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **CARRIE R. CAMPORA** ("Grantor"), does hereby quitclaim onto **MARGARET R. SMITH** ("Grantee"), her heirs, successors, and assigns, all of Grantor's right, title and interest (being a fifty percent (50%) undivided interest) in and to the following described tract or parcel of improved land in Davidson County, State of Tennessee, described as follows, to wit, together with all improvements, buildings and structures located thereon (the "Property"):

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, age 165, and the other form 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 IN THIS CONVEYANCE is the following described tract of land conveyed by Jack D. Rainey and wife, Marjorie H. Rainey, to Winston C. Hickman, Ernest D. Taylor, Steve H. Tidwell and Clay Tidwell, as tenants in common, by deed dated April 15, 1987, 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 for 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 127, 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° 15' 00" West 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° 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 for Davidson County, Tennessee; thence with the south property line of P.C. Moore, in part S 85° 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° 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 a survey by Ragan-Smith-Murphy and Associates, Inc., dated April 13, 1987.

Being a portion of the same property conveyed to Jack D. Rainey (Sr.) and wife, Marjorie H. Rainey by deed dated April 15, 1957 from Rick T. Choate of record in Book 2644, Page 141, Register's Office for Davidson County, Tennessee. Marjorie H. Rainey died on May 8, 2004 leaving Jack D. Rainey (Sr.) as the surviving tenant by the entirety and therefore the sole owner of the Property. Jack D. Rainey (Sr.) died testate on December 9, 2012, and pursuant to the terms of his Last Will and

Testament, of record in Probate File 13P730, Davidson County, Tennessee, named his children, Jack D. Rainey, Jr., Carrie R. Campora and Margaret R. Smith as the beneficiaries of his estate and devisees under his Last Will and Testament. Jack D. Rainey, Jr. thereafter conveyed his 1/3 undivided interest in the Property to Carrie R. Campora and Margaret R. Smith pursuant to Quitclaim Deed of record as Instrument Number 20180719-0070552, Register's Office for Davidson County, Tennessee, leaving Grantor and Grantee as tenants in common each having a 50% undivided interest therein.

The Property is improved property located at 5620 Granny White Pike, Nashville, Davidson County, Tennessee. The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

WITNESS my hand this 30th day of October, 2017.

Carrie R. Campora

CARRIE R. CAMPORA

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **CARRIE R. CAMPORA**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and seal, at office in Nashville, Tennessee, this the 30th day of October, 2017.

Notary Public

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