Karen Y Johnson Davidson County
Batch# 151487 DEEDQC
10/15/2018 02:36:00 PM 4 pgs
Fees: $23.00 Taxes: $92.50
20181015-0102028

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
William D. Leader, Jr. and Melanie M. Leader 1623 Otter Creek Road Nashville, TN 37215	**Part of Map 145 Parcel 45**	**William D. Leader, Jr. and Melanie M. Leader 1623 Otter Creek Road Nashville, TN 37215**

This instrument prepared by: Bradley Arant Boult Cummings LLP
1600 Division Street, Suite 700, Nashville, TN 37203

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **John G. Huff and Beth C. Huff** (collectively, "Grantor"), by these presents hereby sells, assigns and quitclaims to **William D. Leader, Jr. and Melanie M. Leader** (collectively, "Grantee"), or Grantee's successors and assigns, all of Grantor's right, title and interest in and to that certain unimproved parcel or tract of land in Davidson County, Tennessee, being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "Property").

In addition thereto, Grantor hereby assigns and quitclaims unto Grantee all of Grantor's right title and interest, if any, in and to the real property more particularly described and identified as Lot 1 on the W. Leader Jr. Subdivision, of record as Instrument No. 20180921-0093822, Register's Office for Davidson County, Tennessee.

The Property is conveyed expressly subject to all limitations, restrictions and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

Affiant

Subscribed and sworn to before me this 31st day of August, 2018.

Notary Public
My Commission Expires: 11-5-18

MELISSA HOWARD
NOTARY PUBLIC
STATE OF TENNESSEE

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 31st day of August, 2018.

John G. Huff

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within named John G. Huff, an individual resident of the state of Tennessee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within bargainor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 31st day of August, 2018.

NOTARY PUBLIC

MELISSA HOWARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:

11-5-18

4847-3821-4757.2

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 31 day of August, 2018.

Beth C. Huff

Beth C. Huff

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within named Beth C. Huff, an individual resident of the state of Tennessee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within bargainor, and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 31st day of August, 2018.

Melissa Howard

NOTARY PUBLIC

MELISSA HOWARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:

11-5-18

EXHIBIT A

Land lying in the 34th Council District of Forest Hills, Davidson County, Tennessee, being a portion of Lot 1 on the Final Plat of the Mary Nelson Wade Property of record in Plat Book 6050, page 463 both being in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin old, being the southwest corner of Huff and the northwest corner of Map 145, Parcel 44 the property of William D. and Melanie M. Leader of record in Book 7882, page 926 and in the eastern line of Lot 1 Hound's Run of record in Plat Book 6900, page 167; Thence N 09 deg. 09' 03" E, 324.50' to a 5/8" iron pin new with cap marked HFR Design, Inc. and in the south margin of a 50' Ingress/Egress Strip of record in Plat Book 6050, page 463; Thence S 84 deg. 37' 05" E, 47.13' to a 5/8" iron pin new with cap marked HFR Design, Inc.; Thence with a new severance line across Huff, S 12 deg. 31' 05" W, 328.18' to a 5/8" iron pin new with cap marked HFR Design, Inc., being in the south line of Huff and the north line of Leader and being the new common corner; Thence N 80 deg. 10' 53" W, 23.76' to the Point of Beginning.

Being a portion of the property conveyed to John G. Huff and Beth C. Huff by deed of record in Book 9957, page 257, Register's Office for Davidson County, Tennessee.

The Property described herein is a part of that certain parcel or tract of land identified as Lot 1 on the Final Plat, W. Leader Jr. Subdivision, recorded as Instrument No. 20180921-0093823, said Register's Office.