This Instrument Prepared By and Returned To:
J. Greg Hardeman, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Y Johnson Davidson County
Batch# 152673 DEEDQC
10/19/2018 09:49:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20181019-0103811

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Timothy Merrill Oxley and Anne Jackson Oxley 12612 Settlors Cove Lane Knoxville, TN 37922	SAME	Map 132-10 Parcel 18

We, **Charles E. Bullington, Jr. and Cynthia B. Bullington, Husband and Wife**, do hereby quitclaim and by these presents do transfer and convey all of our rights, title and interest unto **Timothy Merrill Oxley and Anne Jackson Oxley** in and to the following tract of land in Davidson County, Tennessee:

Land in the Third Councilmanic District of Nashville, Davidson County, Tennessee, near Lealand Lane and Woodvale Drive, being part of Lots 7 and 8, Block 15, College Park of record in Plat Book 843, page 29, Register's Office for Davidson County, Tennessee, and a part of former Glendale Car Line right-of-way and being more particularly described as follows:

Beginning at the intersection of the westerly right-of-way of Lealand Lane and the northerly right-of-way of Woodvale Drive; thence with said right-of-way of Woodvale Drive, north 89 deg. 30' west 162 feet to a southeasterly corner of the Jo Ed Clark et ux, Barbara B. Clark property of record in Deed Book 4130, page 814, said Register's Office; thence with said Clark property north 00 deg. 30' east 188 feet to the southerly boundary of the Charles Edward Bullington et ux, Mary C. Bullington property of record in Deed Book 3400, page 458; said Register's Office; thence with the said Bullington property south 72 deg. 50' east 199 feet to the westerly right-of-way of Lealand Lane; thence with said right-of-way south 12 deg. 49' 30" west 134 feet to the beginning, containing 0.64 acre, more or less.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT SPECIFICALLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED PROPERTY:

Land in Davidson County, Tennessee, being the easterly parts of Lots 7 and 8, Block 15, College Park of record in Plat Book 843, page 29, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey made by Hickerson-Miller, Surveyors, dated September 15, 1959 as follows:

Beginning at an iron pin at the northwest corner of the intersection of Woodvale Drive and Lealand Lane, formerly 10th Avenue South, the southeast corner of Lot No. 7 on said Plan; thence with the westerly margin of Lealand Lane, northeastwardly 150 feet, passing the northeast corner of Lot No. 7 at 100 feet; thence northwestwardly 148.1 feet to an iron pin in the south line of Lot No. 9 on said plan; thence south 0 deg. 30' west 188 feet, more or less, to an iron pin in the north margin of Woodvale Drive; thence with said margin of said Drive south 89 deg. 30' east 105.0 feet to the point of beginning.

Being the same property conveyed to Charles E. Bullington, Jr. and wife, Cynthia B. Bullington, by Quitclaim Deed from Robert H. Wright and wife, Betty P. Wright, of record in in Instrument No. 20050512-0053385, said Register's Office.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

This property is commonly known as 1004 Woodvale Drive, Nashville, TN 37204.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 18 day of October, 2018.

Charles E. Bullington, Jr.

Cynthia B. Bullington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, of said county, Charles E. Bullington, Jr. and Cynthia B. Bullington, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 18 day of October, 2018.

Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 18 day of October, 2018.

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires May 2, 2022

Notary Public

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