Karen Y Johnson Davidson County
Batch# 177336 DEEDQC
12/26/2018 08:06:40 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181226-0124692

This instrument was prepared by:
STINNETT & WILKINSON
106 Frey Street
Ashland City, Tennessee 37015

ADDRESS NEW OWNER:
Daniel R. Canfield
5039 Drakes Branch Road
Nashville, Tennessee 37218

SEND TAX BILLS TO:
Same

MAP: 48
PARCEL: 66

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which are hereby acknowledged, I, **NELLIE Z. CANFIELD, a widow**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer, convey and quitclaim unto **DANIEL R. CANFIELD,** hereinafter called the Grantee, his heirs and assigns, all my right, title, claim, and interest in and to certain tracts or parcels of land located in the 13th Civil District of Davidson County, Tennessee, described as follows: to-wit:

> **LAND** in the 13th Civil District of Davidson County, Tennessee, being part of Lot No. 7 in the Division of the Drake Lands, as of record in Minute Book "J", Pages 396 and 397, County Court for said County, and described according to a survey by G. Barry Greer, Tennessee Registered Surveyor No. 211, dated November 15, 1971.
>
> **BEGINNING** at a railroad spike in the center of Drakes Branch Road; said spike being the northeast corner of property conveyed to Rufus H. Hedgepath and wife, by deed of record in Book 3574, Page 485, and the southeast corner of the herein described property; thence South 88 degrees 6 minutes 30 seconds West 722.7 feet in Hedgepath's northerly line to an iron pin; thence North 1 degree 17 minutes East 294.9 feet to an iron pin; thence South 86 degrees 53 minutes 30 seconds East 154.3 feet to an iron pin; thence South 2 degrees 18 minutes West 101.2 feet to an iron pin; thence South 86 degrees 53 minutes 30 seconds East 335.0 feet to an iron pin; thence North 81 degrees 5 minutes East 198.5 feet to a railroad spike in the center of Drakes Branch Road; thence southeastwardly with the center of said road 177.65 feet to the point of beginning, containing 3.1 acres, more or less.
>
> **BEGINNING** at a railroad spike in the center of Drakes Branch Road; said railroad spike being located 177.65 feet northwestwardly in the center of Drakes Branch Road from the northeastern corner of property conveyed to Rufus H. Hedgepath and wife, by deed of record in Book 3574, Page 485, Register's Office for Davidson County, Tennessee; thence South 81 degrees 5 minutes West 198.5 feet to a point; thence North 86 degrees 53 minutes 30 seconds West 335.0 feet to an iron pin; thence North 2 degrees 18 minutes East 101.2 feet to an iron pin; thence South 86 degrees 53 minutes 30 seconds East 515.0 feet to an iron pin in the center of Drakes Branch Road; thence southeastwardly in the center of Drakes Branch Road 61.75 feet to the point of beginning, containing 1.1 acres, more or less.

BEING the same property conveyed to Leonard Quay Canfield and wife, Nellie Z. Canfield, by deed from James M. Fischer, Jr., Trustee, of record in Book 4701, Page 382, Register's Office for Davidson County, Tennessee. Leonard Quay Canfield is deceased, and the undersigned Grantor, Nellie Z. Canfield, acquired the entire fee as the surviving tenant by the entirety.

This instrument is **SUBJECT** to the following restrictions:

1. No swine or commercial poultry may be kept on property.
2. No storage of junk cars, storage of used building materials or any other offensive or unsightly storage may be placed on property.

This is improved property known as 5039 Drakes Branch Road, Nashville, TN 37218.

This deed is prepared by information furnished by the Grantor and without survey or title examination.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, Grantor has executed this instrument this the 21st day of December, 2018.

Nellie Z. Canfield
NELLIE Z. CANFIELD

****

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **NELLIE Z. CANFIELD**, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this 21st day of December, 2018.

James W. Stinnett, Jr.
Notary Public

My Commission Expires: 10/30/2019

JAMES W. STINNETT, JR. STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

****

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is **$0**.

Affiant

Subscribed and sworn to before me, this 21st day of December, 2018.

Notary Public

My Commission Expires: 10/30/2019

JWS:PS: QUITCLAIM DEEDS:Canfield, Nellie to Canfield