BILL GARRETT, Davidson County
Trans:T20120033015 DEEDQC
Recvd: 05/04/12 13:14 2 pgs
Fees:12.00 Taxes:0.00
20120504-0038651

THIS INSTRUMENT
PREPARED BY:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 4 day of May 2012.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 16, 2013

NOTARY PUBLIC
My Commission Expires: _____

ADDRESS OF NEW OWNER:
Gregory S. Perrone
109 Westpark Drive, Suite 330
Brentwood, TN 37027

SEND TAX BILLS TO:
New Owner

Map/Parcel: 101-161.00
102-006.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **River Road Retreat, LLC,** Grantor, hereby quitclaims and conveys its right, title and interest to the hereinafter described property to **Gregory S. Perrone, married,** Grantee. Said property conveyed herein is described as follows:

Land lying in the Thirty-Fifth Councilmanic District of Nashville, Davidson County, Tennessee, being the same property conveyed to William E. Kantz, Jr. of record in Instrument 20050316-0028969 and Instrument 20050316-0028970, Register's Office for Davidson County, Tennessee, a portion of the hereon described tract being Lot 6 of the Plumlee Farms Subdivision of record in Plat Book 5050, Page 88, Register's Office for Davidson County, Tennessee and Lot 5 and parts of Lots 3 and 4 on the map of Plumlee Farm on River Road, not of record and being more particularly described as follows:
Beginning at an iron pin (old) lying in the northerly margin of River Road (R.O.W. Varies) being the southwesterly corner of the herein described tract; Thence, along or near the easterly line of Eller & Olsen Stone Co. of record in Deed Book 4395, Page 827, R.O.D.C. the next (2) two courses and distances: Thence, North 03°45'17" East, a distance of 765.46 feet to'an iron pin (old); Thence, North 03°45'01" East, a distance of 637.07 feet to an iron pin (set); Thence, along or near the southerly.and easterly lines of Lot 6a and 6b of Plumlee Farms Subdivision of record in Plat Book 5050, Page 88, R.O.D.C. the next (5) five courses and distances: Thence, North 89°59'51" East, a distance of 236.31 feet to an iron pin (set); Thence, South 01°03'55" East, a distance of 188.62 feet to an iron pin (set); Thence, South 78°44'00" East, a distance of 200.00 feet to an iron pin (old); Thence, North 03°45'53" East, a distance of 580.00 feet to an iron pin (set);
Thence, North 03°50'45" East, a distance of 245.00 feet to the approximate Low Water Mark of the Cumberland River; Thence, along or near said Low Water Mark South 80°12'06" East, a distance of 1045.64 feet to an iron pin (set); Thence, along or near the westerly line of Tracy R. Wallace, etux of record in Deed Book 9475, Page 937, R.O.D.C. the next (4) four courses and distances: Thence, South 07°15'07" West, passing a witness pin at 206.22 feet for a total distance of 1134.00 feet to an iron pin (old); Thence, South 22°03'53" East, a distance of 126.20 feet to a 1" iron pipe (old); Thence South 02°27'07" West, a distance of 91.50 feet to an iron pin (set); Thence, South 25°15'32" West, a distance of 227.33 feet to a 1" iron pipe (old); Thence, along or near the westerly line of Matthew D. Holifield, ETUX the next (3) three courses and distance: Thence, South 32°07'32" West, a distance of 155.26 feet to an iron pin.(old); Thence, South 00°28'59" West, a distance of 11.92 feet to an iron pin (old); Thence, South 34°34'56" West, a distance of 72.43 feet to an iron pin (set);
Thence, along or near the northerly and westerly line of Jerry Ham, ETUX of record in Deed Book 5968, Page 192, R.O.D.C. the next (2) two courses and distances: Thence, North 55°36'41" West, a distance of 179.35 feet to an iron pin (old); Thence, South 34°57'09" West, a distance of 268.75 feet to an iron pin (set); Thence, along or near the northerly margin of River Road the next (7) seven courses and distances: Thence, North 83°43'38" West, a distance of 136.49 feet to an iron (set); Thence, North 84°58'59" West, a distance of 61.73 feet to an iron

pin (set); Thence along a curve to the left having a radius of 1221.58 feet a central angle of 9°28'23" and being subtended by chord being of North 89°43'11" West, a distance of 201.74 feet and an arc length of 201.97 feet to an iron pin (set); Thence, along a curve to the right having a radius of 1293.54 feet and a central angle of 7°17'51" and being subtended by chord being of North 89°11'33" East, a distance of 164.64 feet and an arc length of 164.75 feet to an iron pin (set); Thence, North 87°09'32" West; a distance of 39.81 feet to an iron pin (set); Thence, North 87°20'40" West, a distance of 195.39 feet to an iron pin (set); Thence, North 85°53'18" West, a distance of 192.30 feet to the Point of Beginning. Containing 464,980 Square Feet or 56.59 Acres, more or less. Prepared by survey dated March 22, 2005, performed by Crawford Land Surveyors, PC, J. Alan Cummings, Surveyor, Tennessee License No. 2351.

Being the same property conveyed to Joel A. Smith, a married man, by Deed, from Bells Landing, LLC, dated July 28, 2006, recorded in Instrument No. 20060809-0097966, Register's Office of Davidson County, Tennesse. And being the same property conveyed to River Road Retreat, LLC, by Quitclaim Deed, from Joel A. Smith, a married man, dated July 28, 2006, recorded in Instrument No. 20060809-0097968, Register's Office of Davidson County, Tennessee.

This is unimproved property known as: **0 River Road and 5820 River Road, Nashville, Tennessee.**

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said party has hereunto set his signature on this the 4th, day of May, 2012.

River Road Retreat, LLC

Joel A. Smith Chief Manager

By: Joel A. Smith, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Joel A. Smith, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager (or other officer authorized to execute the instrument) of River Road Retreat, L.L.C., the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and seal, at office, this 4 day of May, 2012.

Notary Public

My Commission Expires:

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

COMMISSION EXPIRES JUNE 16, 2013

File No. 120393JM