BILL GARRETT, Davidson County
Trans:T20120071169 DEEDQC
Recvd: 09/21/12 08:53 3 pgs
Fees:17.00 Taxes:0.00

20120921-0085812

Mail to: Southern Land Title & Escrow, Inc.
P.O. Box 217,
Nolensville, TN 37135
(615) 776-7461

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Bobby Hall and wife, Pamela Poteat	(NEW OWNERS)	P/O Map 187-00-
333 Fann Road		Parcel 0187.00
Nolensville, TN 37135		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 7149 Nolensville Road, Ste 3A, Nolensville, TN 37135. This instrument was prepared from information furnished by the parties and no title examination was performed by the preparer for this conveyance.

QUITCLAIM DEED

Know all persons by these presents, **Bobby Hall and wife, Pamela Poteat**, (hereinafter referred to as the "Grantors"), do hereby bargain, quitclaim and conveys unto **Bobby Hall and wife, Pamela Poteat,** (hereinafter referred to as the "Grantees"), all of Grantor's interest in the following described real estate located in **DAVIDSON** County, Tennessee, to-wit:

SEE ATTACHED EXHIBIT "A'

Being a portion of the same property conveyed to Bobby Hall and wife, Pamela Poteat by warranty deed dated January 9, 2008 from Claude Edward Sanford and wife, Brenda Sanford of record in Instrument No. 20080114-0003820, said Register's Office.

Said properties are conveyed subject to such limitations, restrictions, encumbrances, and all matters appearing of record, as may affect the premises.

This is unimproved land known as Tract 2, 5.0003 + acres on Fann Road, Nolensville, TN 37135.

STATE OF TENNESSEE} **COUNTY OF WILLIAMSON}**	
The actual consideration or value, whichever is greater for this transfer is $ -0-.	
	Affiant
Subscribed and sworn to before me this 13 day of September, 2012. **Notary Public** **My Commission Expires:01/13/2015**	JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 13-d day of September, 2012.

Bobby Hall

Pamela Poteat

STATE OF TENNESSEE}
COUNTY OF WILLIAMSON}

Before me, the undersigned in and for said county and state, personally appeared **Bobby Hall and Pamela Poteat**, whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that **THEY** executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nolensville, Tennessee, this 13rd, day of September, 2012.

Notary Public

My Commission Expires: 01/13/2015

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT "A"

Tract 2

Being a Tract of land in the 31st Councilmanic District of Davidson County, Tennessee and being a portion of Tax Map 187, Parcel 187 and being the property of Bobby Hall and Pamela Poteat of record in Instrument No. 20080114-0003820 in the Register's of Deeds Office for Davidson County, and being more particularly described as follows:

Commencing at an iron pin old in the northwesterly right-of-way of Fann Road and being the northeast corner of the Painter property of record in Instrument No. 20051130-0144098 and the southwest corner of the House property of record in Instrument No. 20040304-0024776;

Thence, with House's west line, N 13 deg. 42' 25" E, 16.14' to the true Point of Beginning for Tract 2;

Thence, with the new common line between Tracts 1 & 2 for the following 13 calls:
N 61 deg. 24' 10" W, 8.06' to an iron pin new being parallel to and 26.40' from the centerline of the existing concrete driveway;
N 49 deg. 45' 59" W, 12.83' to an iron pin new;
Along a curve to the left having a radius of 96.57', a delta angle of 34 deg. 50' 51", a chord bearing and distance of N 62 deg. 53' 34" W, 57.83' along an arc length of 58.73' to an iron pin new;
N 81 deg. 32' 36" W, 44.95' to an iron pin new;
Along a curve to the right having a radius of 94.71', a delta angle of 28 deg. 15' 55", a chord bearing and distance of N 64 deg. 52' 41" W, 46.25' along an arc length of 46.72' to an iron pin new;
Along a curve to the right having a radius of 368.76', a delta angle of 05 deg. 15' 35", a chord bearing and distance of N 42 deg. 39' 16" W. 33.84' along an arc length of 33.85' to an iron pin new;
Along a curve to the right having a radius of 127.38', a delta angle of 39 deg. 05' 36", a chord bearing and distance of N 19 deg. 14' 00" W, 85.24' along an arc length of 86.91' to an iron pin new;
N 05 deg. 05' 08" E, 62.08' to an iron pin new;
N 00 deg. 44' 59" E, 43.64' to an iron pin new;
Along a curve to the left having a radius of 176.82', a delta angle of 20 deg. 45' 22", a chord bearing and distance of N 10 deg. 49' 03" W, 63.71'along an arc length of 64.06' to an iron pin new;
N 23 deg. 41' 20" W, 32.45'to an iron pin new;
Along a curve to the right having a radius of 262.35', a delta angle of 07 deg. 22' 05", a chord bearing and distance of N 17 deg. 38' 20" W, 33.71' along an arc length of 33.74' to an iron pin new;
N 10 deg. 42' 28" W, 68.16' to an iron pin new in the east line of the Sanford property of record in Instrument No. 20080114-0003820 and being 26.40' from and parallel to an existing concrete driveway and being 28.61' from the southwest corner of a wood barn;

Thence, with Sanford's east line, N 08 deg. 51' 49" E, 301.93 to an iron pin new and generally in a fence line and being in the south line of Lot 2 Resubdivision of Burkitt Road Subdivision of record in Instrument No. 20051116-0138411 and being the Sullivan property of record in Instrument No. 20060221-0020130;

Thence, with Sullivan's south, S 83 deg. 06' 28" E, 330.58' generally with a fence line to an iron pin old being 10.28' past a gate post;

Thence, S 84 deg. 10' 02" E, 48.80' to an iron pin old near a fence corner and being the northwest corner of the Spisak property of record in Instrument No. 20100823-0066346;

Thence, with Spisak's and House's west lines and generally with a fence line, S 13 deg. 42' 25" W, 741.78 to the point of beginning and containing 217,913 square feet, or 5.003 acres, more or less and according to a Survey dated 08/18/2011prepared by Michael R. Williams, T.L.S., TN #1906.