File No.

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 04/12/13 12:35 5 pgs
Fees:27.00 Taxes:0.00
20130412-0036511

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of April, 2013.

Notary Public

MY COMMISSION EXPIRES: 3.3.15
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth H. FLy	Same	021 00 0 332.00
(NAME) P.O. Box 834	(NAME)	
(ADDRESS) Joelton TN 37080	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kenneth H. Fly and wife, Madge A. Fly

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kenneth H. Fly and wife, Madge A. Fly,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 14th Civil District of Davidson County, Tennessee, being Lot No. 4 of the unrecorded William Gifford Subdivision, described according to a survey by Bruce Rainey, Surveyor, #823, dated December 31, 1985, and known as Job No. 80-247, as follows:

Said Lot No. 4 begins at a point in the center of a privately maintained road at the common boundary between Lots 3 and 4; thence northerly along said common boundary N 26 degrees 13 minutes 04 seconds W 670.00 feet to a point in the northerly boundary of said tract; thence southerly along the boundary of said tract S 48 degrees 10 minutes 49 seconds W 320.56 feet to a point; thence S 49 degrees 00 minutes 54 seconds W 56.47 feet to a point in the common boundary between Lots 4 & 5; thence southerly along the said common boundary S 18 degrees 56 minutes 37 seconds E 408.83 feet to a point in the center of a privately maintained road; thence north - easterly N 71 degrees 03 minutes 23 seconds E 107.28 feet to a point in a curve in the center of said road; thence along the center of said road S 66 degrees 20 minutes 45 seconds E 196.64 feet to a point; thence along the center of said road N 63 degrees 46 minutes 56 seconds E 181.97 feet to the point of beginning, containing 5.00 acres more or less.

Being the same property conveyed to Kenneth H. Fly and wife, Madge A. Fly by deed from William Gifford Jr, dated May 15, 1987, of record in Book 7238, page730 and correction filed in Book 7541, page 370, Register's Office for said County.

This deed is being recorded to give a better record of survey and easement which have not been recorded previously.

See Exhibit "A", "B", "C" attached.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 156 Babb Drive Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness OUR hands this 5 th day of April, 2013

Kenneth H. Fly

Madge A. Fly

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Kenneth H. Fly and wife, Madge A. Fly the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 5 day of April, 2013. My Commission Expires May 05, 2015

PEGGY L. NIEMANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON CO., TN

Commission expires: 05-05-15

Notary Public

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 4-9-13

Notary Public James C. Smith

My Commission Expires: March 7, 2011 3-3-15

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File Number: _____

RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

EXHIBIT "A"

Bruce Rainey AND ASSOCIATES

— LAND DEVELOPMENT CONSULTANTS —

ENGINEERING — SURVEYING — PLANNING

April 02,2013

Mr. James Smith
Athens Title Co.

Re: Rainey Job No. 80-247

Dear Mr. Smith,

As requested I have reviewed the deed provided of record in Book 7541, page 370 R.O.D.C.,Tn.. The deed describes a 5 acre parcel per my survey. My survey was dated December 31, 1985 and revised March 14,1986 (copy attached). I do not have a record of any additional descriptions of any ingress –egress easement other than what is recorded in the referenced deed. There was one plat recorded in Book 6200, page 369 R.O.D.C.,Tn. That takes the easement to Clarksville Highway.

If I can be of further assistance please contact me.

Sincerely,

J. Bruce Rainey

116 Maple Row Boulevard • Hendersonville, TN 37075 • (615) 822-0012 • FAX (615) 824-1487

EXHIBIT "B"

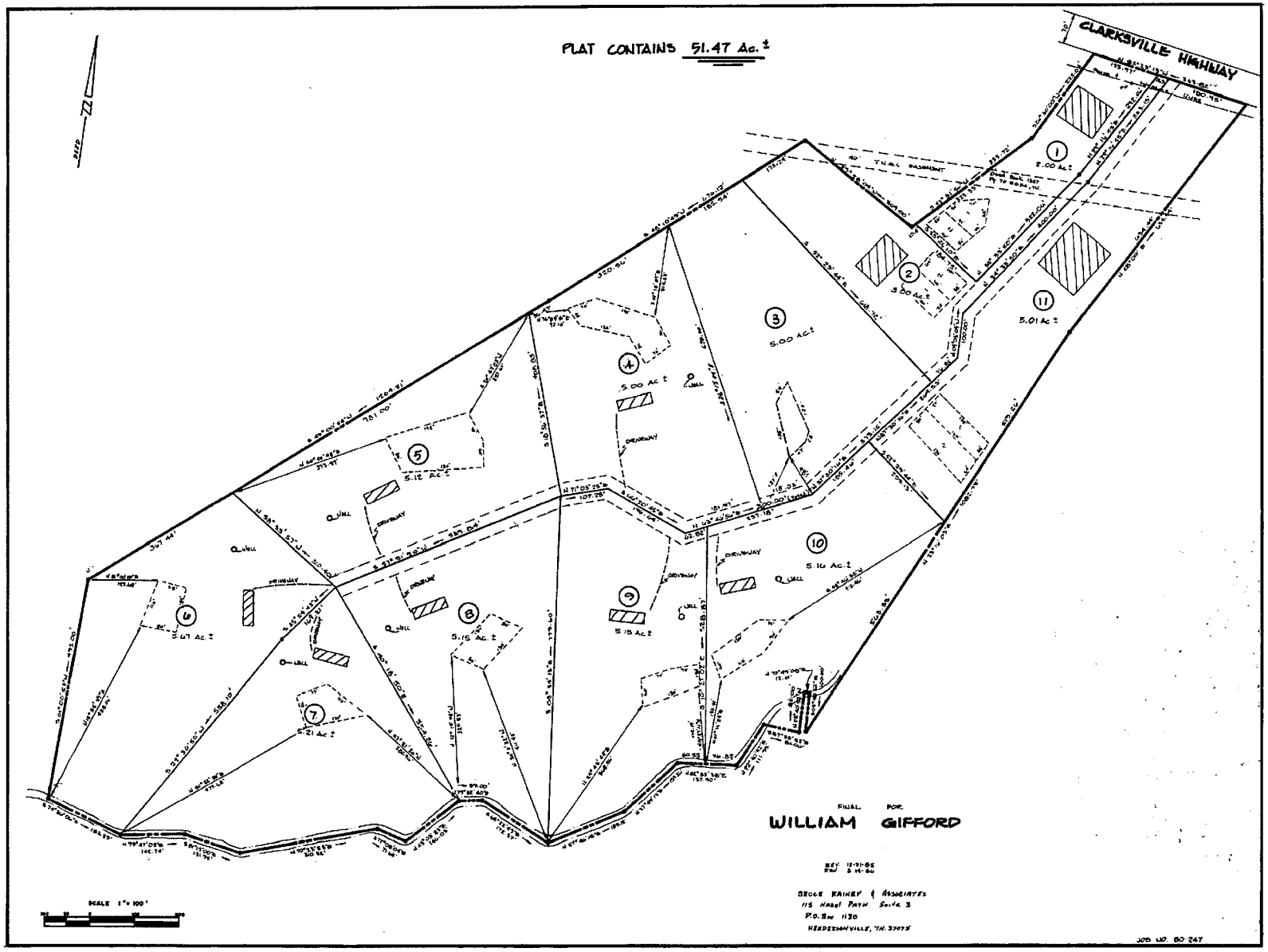
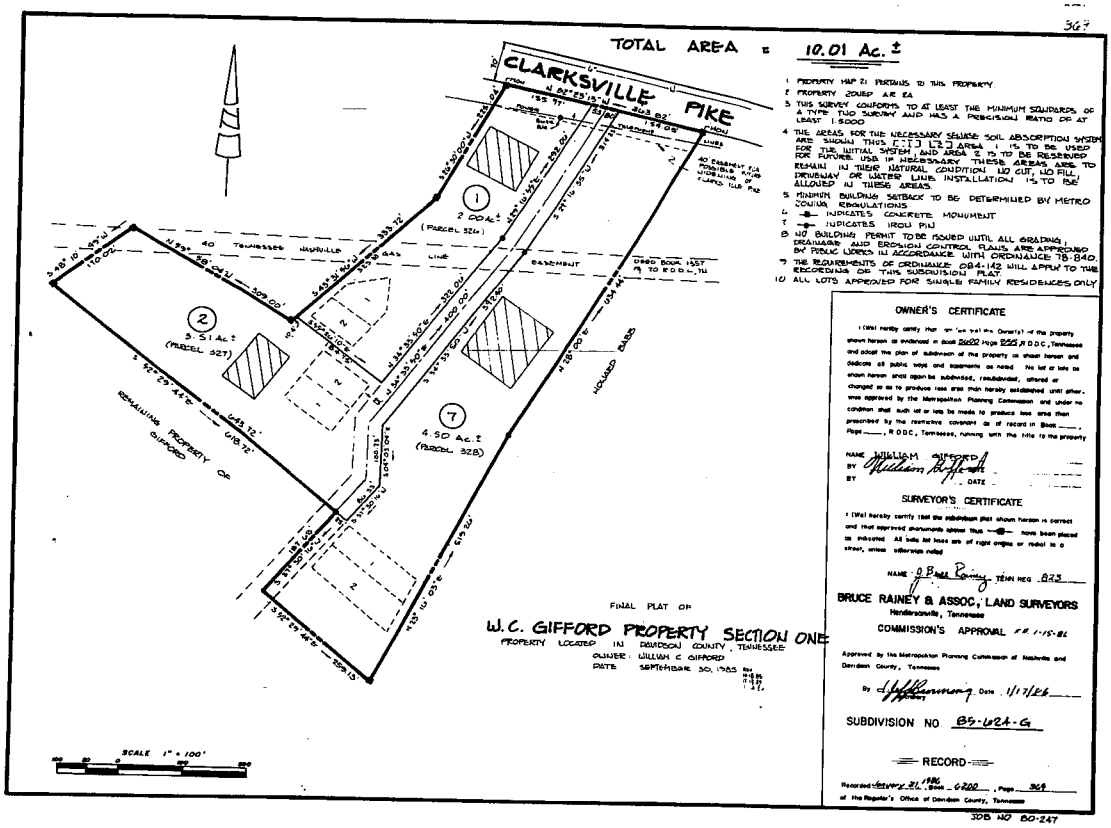

PLAT CONTAINS 51.47 Ac.±
CLARKSVILLE HIGHWAY
1
2.00 Ac.±
2
3.80 Ac.±
3
5.00 Ac.±
4
5.00 Ac.±
5
5.12 Ac.±
6
5.67 Ac.±
7
5.21 Ac.±
8
5.16 Ac.±
9
5.13 Ac.±
10
5.16 Ac.±
11
5.01 Ac.±
FINAL PLAT FOR
WILLIAM GIFFORD
SCALE 1" = 100'
SEDLOCK RAINEY & ASSOCIATES
115 Hazel Path Suite 3
P.O. Box 1130
HENDERSONVILLE, TN 37075
JOB NO. 80-247

EXHIBIT "C"


TOTAL AREA = 10.01 Ac. ±
CLARKSVILLE PIKE
1
2.00 Ac.±
(PARCEL 326)
2
3.51 Ac.±
(PARCEL 327)
7
4.50 Ac.±
(PARCEL 328)
40' TENNESSEE NATURAL GAS LINE EASEMENT
DEED BOOK 1557 PG 70 R.O.D.C., TN
HOUSED BARN
REMAINING PROPERTY OF CLIFFORD
SCALE 1" = 100'
1 PROPERTY MAP 21 PERTAINS TO THIS PROPERTY
2 PROPERTY ZONED AR2a
3 THIS SURVEY CONFORMS TO AT LEAST THE MINIMUM STANDARDS OF A TYPE TWO SURVEY AND HAS A PRECISION RATIO OF AT LEAST 1:5000
4 THE AREAS FOR THE NECESSARY SEWAGE SOIL ABSORPTION SYSTEMS ARE SHOWN THUS [1] [2] AREA 1 IS TO BE USED FOR THE INITIAL SYSTEM, AND AREA 2 IS TO BE RESERVED FOR FUTURE USE IF NECESSARY. THESE AREAS ARE TO REMAIN IN THEIR NATURAL CONDITION. NO CUT, NO FILL; DRIVEWAY OR WATER LINE INSTALLATION IS TO BE ALLOWED IN THESE AREAS.
5 MINIMUM BUILDING SETBACK TO BE DETERMINED BY METRO ZONING REGULATIONS.
6 ● INDICATES CONCRETE MONUMENT
7 ○ INDICATES IRON PIN
8 NO BUILDING PERMIT TO BE ISSUED UNTIL ALL GRADING, DRAINAGE AND EROSION CONTROL PLANS ARE APPROVED BY PUBLIC WORKS IN ACCORDANCE WITH ORDINANCE 78-840.
9 THE REQUIREMENTS OF ORDINANCE 084-142 WILL APPLY TO THE RECORDING OF THIS SUBDIVISION PLAT.
10 ALL LOTS APPROVED FOR SINGLE FAMILY RESIDENCES ONLY
FINAL PLAT OF
W.C. GIFFORD PROPERTY SECTION ONE
PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE
OWNER: WILLIAM C GIFFORD
DATE: SEPTEMBER 30, 1985
OWNER'S CERTIFICATE
I (We) hereby certify that I am (we) the Owner(s) of the property shown hereon as evidenced in deed Book 2402 Page 255 R.O.D.C., Tennessee and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than hereby established until after same approved by the Metropolitan Planning Commission and under no condition shall such lot or lots be made to produce less area than prescribed by the restrictive covenant as of record in Book ____, Page ____, R.O.D.C., Tennessee, running with the title to the property.
NAME WILLIAM GIFFORD
BY William C. Gifford
DATE
SURVEYOR'S CERTIFICATE
I (We) hereby certify that the subdivision plat shown hereon is correct and that approved monuments appear thus ● have been placed as indicated. All lots, lot lines are of right angles or radial to a street, unless otherwise noted.
NAME J. Bruce Rainey TENN REG 823
BRUCE RAINEY & ASSOC., LAND SURVEYORS
Hendersonville, Tennessee
COMMISSION'S APPROVAL FOR 1-15-86
Approved by the Metropolitan Planning Commission of Nashville and Davidson County, Tennessee
By Date 1/17/86
SUBDIVISION NO. 85-624-G
RECORD
Recorded January 21, 1986, Book 6200, Page 369
of the Register's Office of Davidson County, Tennessee
JOB NO 80-247