QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20130054928 DEEDQC
Recvd: 06/28/13 10:14 4 pgs
Fees:23.00 Taxes:747.80
20130628-0066641

THIS INSTRUMENT PREPARED BY:
METROPOLITAN GOVERNMENT
PUBLIC PROPERTY ADMINISTRATION
700 2nd Avenue South, Suite 310
Nashville, Tennessee 37210

NAME & ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP/ PARCEL
Michiel L Pharris & Jane C Pharris **405 Menees Lane** **Madison, Tennessee 37115**	**SAME**	**063-00-0 291.00**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer is the amount of **$ 202,107.00.**

Affiant Diane Treadway

Subscribed and sworn to before me this 30th day of May, **2013.**

ROBIN LAMBORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Robin Lamborn
Notary Public

My Commission Expires: 03/03/2015

FOR AND IN CONSIDERATION OF the sum of **Ten Dollars ($ 10.00),** cash in hand paid, the receipt of which is hereby acknowledged, THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, does hereby quitclaim to **Michiel L Pharris & Jane C Pharris**, ** all the interest it may possess in the following parcel of property located in Davidson County, Tennessee, being more particularly described as follows: (see attached descriptions).

** husband and wife

Being a portion of the property conveyed to The Metropolitan Government of Nashville and Davidson County from Instrument # **20090625-0059321**, Register's Office for Davidson County, Tennessee.

This is improved property located at **405 Menees Lane, Madison, TN 37115.**

This conveyance is subject to any and all existing easements, sanitary sewer, utility or other easement, whether or not recorded as a public record.

IN WITNESS WHEREOF, THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, has caused this instrument to be executed by the Director of Public Property Administration, duly authorized in Metropolitan County Council Ordinance No. **BL2012-187**, so to act on its behalf, this the 30 day of MAY, **2013.**

THE METROPOLITAN GOVERNMENT
OF NASHVILLE & DAVIDSON COUNTY,
TENNESSEE BY:

Gene Nolan
Gene Nolan, Director
Public Property Administration

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared **Gene Nolan**, with whom I am personally acquainted and who, upon his oath, acknowledged himself to be the Director of Public Property Administration for THE METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TENNESSEE, and that he, as such Director, being authorized to do so, executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of May, **2013.**

Robin Lamborn
Notary Public

My Commission Expires: 03/03/2015

ROBIN LAMBORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Surveyor's Description

Metropolitan Government of Nashville, and Davidson County, Tennessee Property
Lot 1 – Taylor's Peeler Park Plat
Instrument No. 201304030032914-R.O.D.C.,TN
Madison, Davidson County, Tennessee

Being a Parcel of Land situated in Madison, Davidson County, Tennessee, being Lot No. 1 on the Plat of Taylor's Peeler Park, as of record in Instrument Number 201304030032914 – Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description.

Prepared by:
Thornton & Associates, Inc.
Professional Land Surveying
1205 South Graycroft Avenue
Madison, TN 37115
T&A Project No. 12-1561
T&A File: Peeler Park Lot 1 Description 4-25-2013.doc

SURVEYOR'S DESCRIPTION

PROPOSED 50' INGRESS & EGRESS EASEMENT
SERVING METRO PID #06300029100
LOT 1 – "TAYLOR'S PEELER PARK" PLAT
P/O METRO PID #07400003401
SECOND CIVIL DISTRICT
MADISON, DAVIDSON COUNTY, TENNESSEE

BEING A PROPOSED 50' INGRESS & EGRESS EASEMENT (REFERRED TO HEREIN AS EASEMENT) AS DEPICTED ON THE ATTACHED "EXHIBIT A", SAID EASEMENT BEING SITUATED IN THE SECOND CIVIL DISTRICT OF MADISON, DAVIDSON COUNTY, TENNESSEE, AND CROSSING THE METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TENNESSEE, E. N. PEELER PARK PROPERTY, AS OF RECORD IN INSTRUMENT No. 200906250059321-(R.O.D.C.,TN), SAID EASEMENT BOUNDED ON THE NORTH BY THE SOUTHERLY MARGIN OF MENEES LANE, AND BOUNDED ON THE WEST BY THE EASTERLY BOUNDARY (NEW LOT LINE) OF LOT 1 – "TAYLOR'S PEELER PARK" PLAT, METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TENNESSEE PROPERTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF MENEES LANE, SAID POINT HAVING TENNESSEE STATE PLANE COORDINATES OF NORTH-686,499.64 EAST-1,775,911.51, AND BEING LOCATED N73°26'55"W, 62.56' FROM AN EXISTING IRON PIN AT THE NORTHWEST CORNER OF THE TIMOTHY T. SAMPLES, ET UX PROPERTY, AS OF RECORD IN DEED BOOK 8803, PAGE 469-(R.O.D.C.,TN), SAID EXISTING IRON PIN ALSO BEING A NORTHEASTERLY CORNER OF THE METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TENNESSEE, E. N. PEELER PARK PROPERTY, AS OF RECORD IN INSTRUMENT No. 200906250059321-(R.O.D.C.,TN);

THENCE, LEAVING THE SOUTHERLY MARGIN OF MENEES LANE CROSSING THE METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TENNESSEE, E. N. PEELER PARK PROPERTY, AS OF RECORD IN INSTRUMENT No. 200906250059321-(R.O.D.C.,TN), S02°57'48"E, 97.57' TO A POINT ;

THENCE, S06°04'58"E, 33.33' TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, WITH SAID CURVE HAVING A CENTRAL ANGLE OF 95°44'25", A RADIUS OF 107.00', A LENGTH OF 178.80', AND A CHORD BEARING AND DISTANCE OF S41°47'15"W, 158.71' TO A POINT;

THENCE, S89°39'27"W, 22.60' TO A POINT IN THE EASTERLY BOUNDARY (NEW LOT LINE) OF LOT 1 – "TAYLOR'S PEELER PARK" PLAT, METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TENNESSEE PROPERTY;

THENCE, WITH THE EASTERLY BOUNDARY (NEW LOT LINE) OF LOT 1 – "TAYLOR'S PEELER PARK" PLAT, METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TENNESSEE PROPERTY, N03°58'24"E, 50.14' TO A POINT IN THE EASTERLY BOUNDARY (NEW LOT LINE) OF LOT 1 – "TAYLOR'S PEELER PARK" PLAT, METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TENNESSEE PROPERTY;

THENCE, LEAVING THE EASTERLY BOUNDARY (NEW LOT LINE) OF LOT 1 – "TAYLOR'S PEELER PARK" PLAT, METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TENNESSEE PROPERTY, N89°39'27"E, 18.83' TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, WITH SAID CURVE HAVING A CENTRAL ANGLE OF 95°44'25", A RADIUS OF 57.00', A LENGTH OF 95.25', AND A CHORD BEARING AND DISTANCE OF N41°47'15"E, 84.55' TO A POINT;

THENCE, N06°04'58"W, 34.69' TO A POINT;

THENCE, N02°57'48"W, 116.65' TO A POINT IN THE SOUTHERLY MARGIN OF MENEES LANE;

THENCE, WITH SAID MARGIN, S73°26'55"E, 53.05' TO THE POINT OF BEGINNING.

CONTAINING 14,943 SQUARE FEET, OR 0.343 ACRES, MORE OR LESS.

Prepared By:
Thornton & Associates, Inc.
Professional Land Surveying
1205 S. Graycroft Avenue
Madison, Tennessee 37115
Office: (615) 865-1913
Fax: (615) 865-0370
T&A Project No. 12-1561
T&A Project File: Peeler Park Lot 1 – Proposed 50' Ingress & Egress Easement Description 3-12-2013.doc

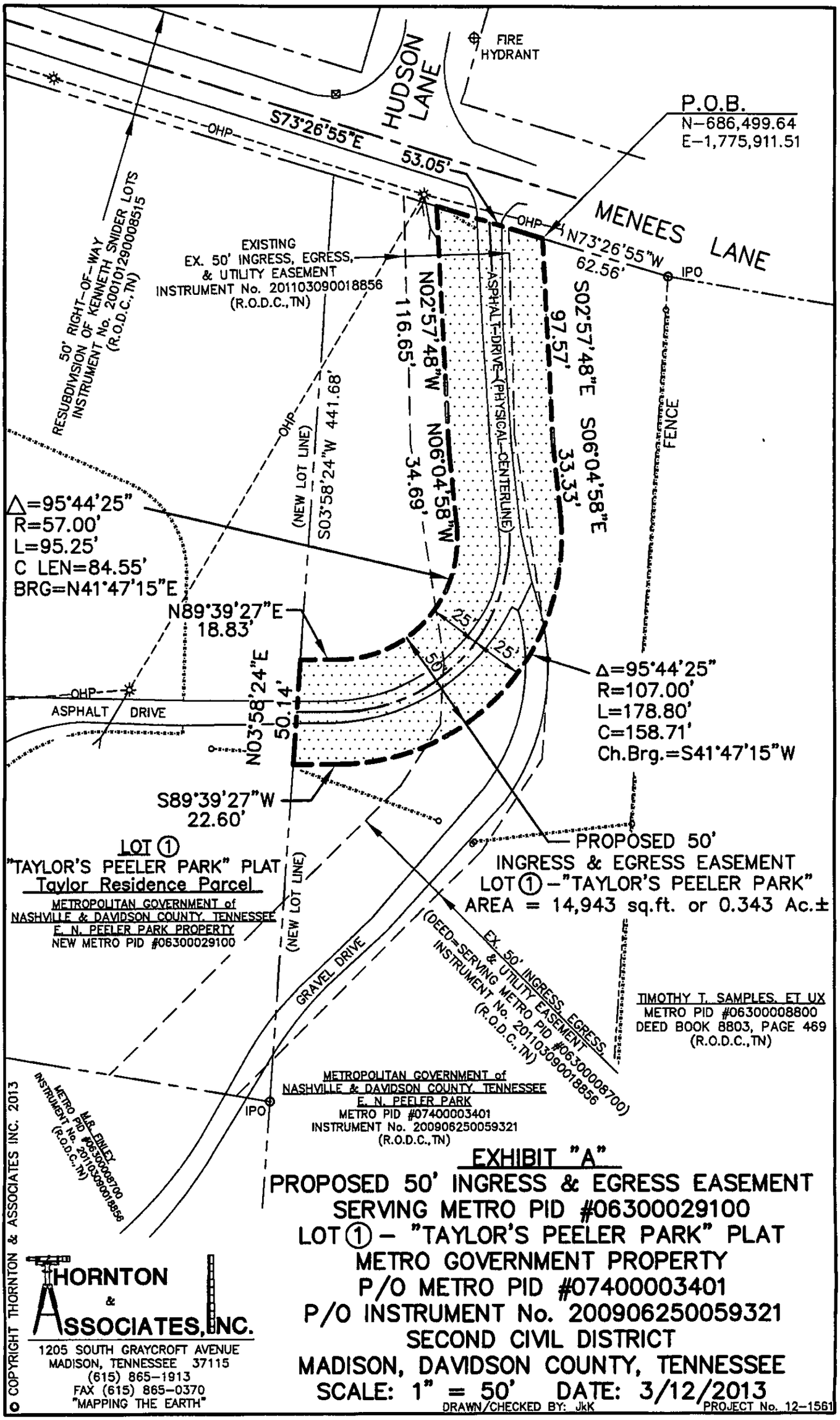


EXHIBIT "A"

PROPOSED 50' INGRESS & EGRESS EASEMENT
SERVING METRO PID #06300029100
LOT ① - "TAYLOR'S PEELER PARK" PLAT
METRO GOVERNMENT PROPERTY
P/O METRO PID #07400003401
P/O INSTRUMENT No. 200906250059321
SECOND CIVIL DISTRICT
MADISON, DAVIDSON COUNTY, TENNESSEE
SCALE: 1" = 50' DATE: 3/12/2013

DRAWN/CHECKED BY: JkK PROJECT No. 12-1561

THORNTON & ASSOCIATES, INC.
1205 SOUTH GRAYCROFT AVENUE
MADISON, TENNESSEE 37115
(615) 865-1913
FAX (615) 865-0370
"MAPPING THE EARTH"

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