BILL GARRETT, Davidson County
Trans:T20130104858 DEEDQC
Recvd: 12/17/13 09:36 3 pgs
Fees:17.00 Taxes:0.00
20131217-0127160

This Instrument Was Prepared By:
William Davis, Attorney, P.C.
219 Ward Circle, Ste 5
Brentwood, TN 37027

QUITCLAIM DEED

FROM: David G. Patterson, Jr.

TO: Eric Lowman

SEND TAX BILLS TO:
New Owner
David G. Patterson, Jr. and Eric Lowman
210 Deer Park Dr.
Nashville, TN 37205

MAP-PARCEL NUMBERS: 96-13-185

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 the 9th day of December, 2013.

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public
My Commission Expires:

FOR AND IN CONSIDERATION of the sum of No Dollars ($0.00), but other good and valuable consideration each to the other received, I, David G. Patterson, Jr., Grantor, do hereby quitclaim, and by these presents do transfer and convey 50% of my right, title, and interest unto Eric Lowman, Grantee, to be held as tenants in common, and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

See Attached Exhibit "A"

IN WITNESS WHEREOF, I have hereunto set my hand on this 9th day of December, 2013.

David G. Patterson, Jr.

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David G. Patterson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 9th day of December, 2013.

Notary Public

My commission expires 12/27/16

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Exhibit "A"
Legal Description

Land Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin (old) on the westerly right of way margin of Donelson Pike, an 80 foot right of way; said pin being situated southerly, 266.55 feet, more or less, from the southerly end of the southwest return curve at the intersection of Donelson Pike and Old Elm Hill Pike as measured along the westerly right of way margin of said Donelson Pike, said pin also being the southeast property corner of Shamrock Enterprises, Inc. of record in Deed Book 5188, Page 11, R.O.D.C., Tennessee; thence with the westerly right of way margin of Donelson Pike South 03 degrees 09 minutes 33 seconds East 102.40 feet to an iron pin (new); said pin being the northeast property corner of FFCA/IIP 1985 Property Company of record in Deed Book 6963, Page 359, R.O.D.C., Tennessee; thence leaving said right of way margin with the northerly line of said FFCA/IIP Property South 87 degrees 25 minutes 04 seconds West 150.00 feet to an iron pin (old); said pin being the common property corner between said FFCA/IIP Property and William Jefferies Mann Property of record in Deed Book 8552, Page 378, R.O.D.C., Tennessee; thence with the North line of the Mann Property South 88 degrees 43 minutes 20 seconds West 50.40 feet to an iron pin (old); said pin being a southeast property corner of C. K. Hiranya Gowda, M.D. Property of record in Deed Book 6498, Page 939, R.O.D.C., Tennessee; thence with the East line of said Gowda Property North 03 degrees 01 minutes 47 seconds West 98.97 feet to an iron pin (old); thence with a southerly line of said Gowda property and said Shamrock Enterprises, Inc. property North 86 degrees 46 minutes 00 seconds East 200.16 feet to the point of Beginning, containing 20,250 square feet or 0.465 acres, more or less, according to a survey by Paul C. Sauve, Ragan Smith Associates, dated May 18, 1998, as calculated by the above courses and distances which were determined within the precision requirements of an ALTA/ACSM "Urban" Land Title Survey of 1992.

Being the same property conveyed to David G. Patterson, Jr. by Deed from Mason-Gravlee Enterprises, Inc. and Willilam G. West and wife, Edna C. West, dated 11/25/2003 and filed for record on 11/26/2003 in Instrument 200311260172056, Register's Office for Davidson County, Tennessee.

Map & Parcel: 096.13-0-185.00

Property known as: 510 Donelson Pike, Nashville, TN 37214-3715