Davidson County DEEDQC
Recvd: 02/25/14 12:17 6 pgs
Fees:32.00 Taxes:0.00
**20140225-0016092**

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br><br>**Mudter & Patterson, Attys.**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, TN 37215**<br>**(615) 383-4429** | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration for this transfer is: $-0-.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 24th day of February, 2014.<br><br>Notary Public<br>My Commission Expires: |

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

**QUITCLAIM DEED**

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Charles A. Elcan<br>1034 Chancery Lane<br>Nashville, TN 37215 | New Owner | Cheatham County<br>103/013.00<br><br>Davidson County<br>153/04 and 153/05 |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **George E. Mudter, Jr., Trustee of the South Harpeth Poplar Creek Trust under agreement dated December 16, 2013** (hereinafter referred to as "Grantor") does hereby quitclaim, transfer and convey unto **Charles A. Elcan and wife, Patricia F. Elcan, as to a fifty percent (50%) undivided interest as tenants by the entireties, and William R. Frist as to a fifty percent (50%) undivided interest**, their heirs and assigns, all of his right, title and interest in the real property in the County of Davidson and the County of Cheatham, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is unimproved property.

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

Dolores Moulton, Register
Cheatham County Tennessee
Rec #: 188287
Rec'd: 25.00
State: 0.00
Clerk: 0.00
Other: 2.00
Total: 27.00
Instrument #: 153310
Recorded
2/24/2014 at 1:24 PM
in Record Book
459
Pgs 489-493

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of February, 2014.

George E. Mudter, Jr., Trustee of the
South Harpeth Poplar Creek Trust
under agreement dated December 16, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named George E. Mudter, Jr., Trustee of the South Harpeth Poplar Creek Trust under agreement dated December 16, 2013, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24th day of February, 2014.

Notary Public

My Commission Expires: _____

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

Exhibit "A"
Legal Description

Beginning at the point of intersection of centerlines of Poplar Creek Road and South Harpeth Road, said point marked with new mag nail (N: 626,894.409', E: 1661121.940') thence with the centerline of Poplar Creek Road the following three (3) calls and distances:

1. A curve to the right having a radius of 968.29 feet from which the radius point bears South 77 Degrees 30 Minutes 10 Seconds East, thence right along said curve for an arc length of 1209.43 feet, said curve having a chord bearing of North 48 Degrees 16 Minutes 46 Seconds East for 1132.33 feet to a mag nail new;
2. North 82 Degrees 07 Minutes 46 Seconds East for 34.97 feet to a mag nail new;
3. North 84 Degrees 50 Minutes 48 Seconds East for 326.46 feet to a mag nail new corner with Donald J. Thomas property recorded in Deed Book 5071 Page 798 in the Davidson County Register of Deeds;

Thence with said line South 07 Degrees 55 Minutes 29 Seconds West for 445.00 feet to a point corner with Madgelee Thomas property recorded in Deed Book 4106 Page 123 in the Davidson County Register of Deeds;

Thence with said line the following two (2) calls and distances:

1. South 07 Degrees 55 Minutes 29 Seconds West for 1029.77 feet to a 5/8" diameter existing iron rebar with George Cap RLS 872;
2. South 75 Degrees 54 Minutes East for 484.48 feet to an 18" diameter Beech tree with "X" mark existing corner with South Harpeth Farms, LLC property recorded in Quit Claim Deed Instrument Number 20090928-0089810in the Davidson County Register of Deeds;

Thence with said line the following two (2) calls and distances:

1. South 17 Degrees 38 Minutes 33 Seconds West for 1486.90 feet to a concrete monument existing;
2. South 73 Degrees 26 Minutes 19 Seconds West for 192.08 feet to a concrete monument existing corner with South Harpeth Farms, LLC property recorded in Deed Instrument Number 20120411-0030972 in the Davidson County Register of Deeds;

Thence with said line the following two (2) calls and distances:

1. South 74 Degrees 36 Minutes 59 Seconds West for 957.14 feet a 5/8" diameter existing iron rebar with George Cap RLS 872 in the public right of way of South Harpeth Road ;
2. South 09 Degrees 08 Minutes 27 Seconds West for 18.89 feet along South Harpeth Road public right of way to a 5/8" diameter new iron rebar with Gresham Smith and Partners yellow cap;

Thence crossing South Harpeth Rad public right of way South 73 Degrees 23 Minutes 02 Seconds West for 53.50 feet to a 5/8" diameter new iron rebar with Gresham Smith and Partners yellow cap corner with South Harpeth, LLC property recorded in Quit Claim Deed Instrument Number 20111122-0091327 in the Davidson County Register of Deeds ;
Thence with said line the following seventeen (17) calls and distances:

1. South 73 Degrees 23 Minutes 02 Seconds West for 533.02 feet to meander point in the centerline of South Harpeth River (Based upon points determined July 22,. 2009 by Gresham Smith and Partners with GPS);
2. North 21 Degrees 37 Minutes 07 Seconds West for 246.51 feet to meander point ;
3. North 52 Degrees 26 Minutes 19 Seconds West for 109.96 feet to meander point;
4. North 49 Degrees 40 Minutes 44 Seconds West for 97.23 feet to meander point;
5. North 50 Degrees 56 Minutes 26 Seconds West for 175.90 feet to meander point;
6. North 58 Degrees 13 Minutes 32 Seconds West for 185.67 feet to meander point;
7. North 42 Degrees 47 Minutes 42 Seconds West for 116.62 feet to meander point;
8. North 20 Degrees 00 Minutes 21 Seconds West for 122.37 feet to meander point;
9. North 12 Degrees 23 Minutes 04 Seconds West for 166.47 feet to meander point;
10. North 12 Degrees 34 Minutes 59 Seconds West for 153.89 feet to meander point;
11. North 05 Degrees 58 Minutes 13 Seconds West for 87.78 fee to meander point t;
12. North 20 Degrees 45 Minutes 46 Seconds West for 282.17 feet to meander point;
13. North 25 Degrees 35 Minutes 06 Seconds West for 451.25 feet to meander point;
14. North 67 Degrees 00 Minutes 00 Seconds West for 82.87 feet to meander point;
15. North 65 Degrees 46 Minutes 29 Seconds West for 86.10 feet to meander point;
16. North 71 Degrees 32 Minutes 25 Seconds West for 69.56 feet to meander point;
17. North 83 Degrees 07 Minutes 48 Seconds West for 68.60 feet to meander point the point of intersection of extended centerline of Poplar Creek (Based upon points determined November 11, 2013 by Gresham Smith and Partners with GPS);

Thence with said line the following sixteen (16) calls and distances:

1. North 37 Degrees 11 Minutes 42 Seconds East for 224.30 feet to meander point;
2. North 77 Degrees 30 Minutes 31 Seconds East for 144.25 feet to meander point;
3. North 54 Degrees 13 Minutes 11 Seconds East for 55.82 feet to meander point;
4. North 11 Degrees 09 Minutes 46 Seconds West for 118.79 feet to meander point;
5. North 51 Degrees 13 Minutes 04 Seconds East for 323.88 feet to meander point;
6. North 36 Degrees 27 Minutes 01 Seconds East for 56.09 feet to meander point;
7. North 64 Degrees 04 Minutes 06 Seconds East for 55.51 feet to meander point;
8. South 89 Degrees 53 Minutes 35 Seconds East for 73.35 feet to meander point;
9. North 71 Degrees 15 Minutes 08 Seconds East for 109.59 feet to meander point;
10. North 54 Degrees 38 Minutes 17 Seconds East for 149.70 feet to meander point;
11. North 75 Degrees 31 Minutes 31 Seconds East for 228.27 feet to meander point;
12. North 55 Degrees 50 Minutes 42 Seconds East for 236.92 feet to meander point;
13. North 46 Degrees 40 Minutes 33 Seconds East for 133.30 feet to meander point;
14. North 49 Degrees 43 Minutes 27 Seconds East for 109.58 feet to meander point;
15. South 85 Degrees 38 Minutes 28 Seconds East for 30.42 feet to meander point;
16. South 36 Degrees 05 Minutes 37 Seconds East for 141.25 feet to meander point corner with Ray B. McCall, Jr property recorded in Deed Book 9325 Page 930 in the Davidson County Register of Deeds;

Thence with said line South 86 Degrees 20 Minutes 34 Seconds West for 59.79 feet to a mag nail new in the centerline of South Harpeth Road;
Thence with said line the following eight (8) calls and distances:

1. A curve to the right having a radius of 129.17 feet from which the radius point bears South 20 Degrees 37 Minutes 10 Seconds West, thence right along said curve for an arc length of 131.02 feet, said curve having a chord bearing of South 40 Degrees 19 Minutes 23 Seconds East for 125.47 feet a mag nail new;
2. South 09 Degrees 54 Minutes 49 Seconds East for 43.11 feet a mag nail new;
3. A curve to the left having a radius of 157.97 feet from which the radius point bears North 77 Degrees 10 Minutes 35 Seconds East, thence left along said curve for an arc length of 93.41 feet, said curve having a chord bearing of South 29 Degrees 45 Minutes 49 Seconds East for 92.06 feet a mag nail new;
4. South 47 Degrees 10 Minutes 19 Seconds East for 62.19 feet a mag nail new;
5. South 43 Degrees 58 Minutes 51 Seconds East for 53.11 feet a mag nail new;
6. South 39 Degrees 16 Minutes 24 Seconds East for 41.04 feet a mag nail new;
7. A curve to the right having a radius of 326.46 feet from which the radius point bears South 48 Degrees 48 Minutes 20 Seconds West, thence right along said curve for an arc length of 205.65 feet, said curve having a chord bearing of South 23 Degrees 08 Minutes 53 Seconds East for 202.27 feet a mag nail new;
8. South 04 Degrees 59 Minutes 21 Seconds East for 144.87 feet to the Point of Beginning, containing 150.34 net acres, more or less, exclusive of the right of way of Poplar Creek Road and South Harpeth Road.

Being the same property conveyed to George E. Mudter, Jr., Trustee of the South Harpeth Poplar Creek Trust under agreement dated December 16, 2013, by Quitclaim Deed from Rose Davis Properties, L.P., a Tennessee limited partnership, of record in Instrument No. 20131223-0129307, Register's Office for Davidson County, Tennessee (recorded on December 23, 2013), and of record in Record Book 467, page 612, Register's Office for Cheatham County, Tennessee (recorded on January 29, 2014).

# True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ELIZABETH J. SMITH, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

