BILL GARRETT, Davidson County
Trans:T20140043309 DEEDQC
Recvd: 06/18/14 16:20 3 pgs
Fees:17.00 Taxes:0.00
20140618-0053396

PREPARED BY: *ROBERT J. HAZARD, ESQ.* GULLETT SANFORD ROBINSON & MARTIN PLLC 150 THIRD AVENUE S., STE. 1700 | NASHVILLE TN 37201 PHONE | 615.244.4994 EMAIL | RHAZARD@GSRM.COM WEBSITE | GSRM.COM	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $NONE. _____ AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, ON MAY 30, 2014. _____ NOTARY PUBLIC MY COMMISSION EXPIRES: 1/9/2018

ROBERT J. HAZARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills To:	Parcel ID Number:
Blackneck Farm, LLC c/o Timothy L. Dobbins 14141 Old Hickory Blvd Cane Ridge, TN 37013	Same	181-00-0-032

QUITCLAIM DEED

Timothy L. Dobbins, for consideration paid in the amount of $10.00, hereby releases, remises and quitclaims to **Blackneck Farm, LLC**, a Tennessee limited liability company, and its successors and assigns, all of its right, title and interest in and to the parcel of land in Davidson County, Tennessee, as described on Exhibit A attached hereto.

This is improved property commonly known as 14141 Old Hickory Blvd, Cane Ridge, TN 37013..

The property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

DATED, May 30, 2014.

TIMOTHY L. DOBBINS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Timothy L. Dobbins, an individual with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, personally appeared before me, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained by signing his name hereto.

ROBERT L. HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 1/9/2018

Exhibit A
Warranty Deed

Land in Davidson County, Tennessee, being in the 5th Civil District, and described by a survey of John B. Rainey, Registered Land Surveyor, dated September 25, 1970, and being particularly described as follows:

Beginning at an iron pin on the southerly margin of Old Hickory Boulevard, being the northeast corner of the W. R. Culbertson Property, of record in Book 4501, page 157, Register's Office for Davidson County, Tennessee, the same point also being the northwestern point of the property herein described, thence with the southerly margin of Old Hickory Boulevard S 66 deg. 53 min. 13 sec. E 89.70 feet; thence S 57 deg. 36 min. 17 sec. E 106.89 feet to an iron pin; thence leaving the southerly margin of Old Hickory Boulevard S 7 deg. 05 min. 00 sec. W 1187.70 feet to an iron pin; thence S 68 deg. 10 min. E 165.08 feet to an point; thence S 66 deg. 33 min. 43 sec. E 464.37 feet to an iron pin; thence S 81 deg. 01 min. 35 sec. E 317.62 feet to an iron pin; thence S 63 deg. 04 min. 25 sec. E 130.92 feet to an iron pin; thence S 27 deg. 09 min. 02 sec. W 99.48 feet to a 3 inch steel pipe; thence S 66 deg. 36 min. 36 sec. E 331.21 feet to a 3 inch steel pipe; thence S 49 deg. 15 min. 44 sec, E 337.06 feet to a 3 inch steel pipe; thence N 19 deg. 23 min. 08 sec. East 62.96 feet to a point; thence S 41 deg. 56 min. 50 sec. East 122.70 feet to a point; thence South 62 deg. 42 min. 50 sec. East 64.90 feet to a point on the northerly margin of the Joyce A. Moore, Jr. property (Book 5076, page 797, Register's Office for Davidson County, Tennessee) and the southerly margin of the property herein described; thence, along a fence line N 86 deg. 00 min. 50 sec. W 3080.52 feet to an iron pin; thence leaving the fence line at a point at the southeast corner of the Phillip L. Stinson property (Deed Book 4508, page 887, Register's Office for Davidson County, Tennessee); thence N 15 deg. 46 min. 44 sec. E 1040.31 feet to an iron pin; thence N 47 deg. 35 min. 08 sec. E 342.00 feet to an iron pin; thence S 66 deg. 34 min. 38 sec. E 80.00 feet to an iron pin; thence S 37 deg. 46 min. 37 sec. E 130.51 feet to an iron pin; thence N 64 deg. 42 min. 50 sec. E 77.00 feet to an iron pin; thence S 49 deg. 09 min. 25 sec. E 287.70 feet to an iron pin; thence S 68 deg. 06 min. 52 sec. E 226.80 feet to an iron pin; thence S 49 deg. 29 min. 52 sec. E 55.00 feet to an iron pin; thence along the fence line of the aforementioned W. R. Culbertson property N 7 deg. 00 min. 08 sec. E 1100.40 feet to an iron pin being the point of beginning. The entire tract contains 51.18 acres, more or less.

Included in the above description but excluded there from in the following tract of land conveyed to Katherine H. Jones by deed of record in Book 8172, page 493, said Register's Office, to-wit:

Beginning at an iron pin lying in Joyce A. Moore, Jr. North line which was acquired in Book 5076, page 797, said Register's Office; thence with Moore and a fence N 86 deg. 00 min. 50 sec. W 1613.00 feet to a point; thence with Carl Stiddum property N 6 deg. 30 min. 54 sec. E 687.44 feet to a point; thence S 66 deg. 33 min 43 sec. E 464.37 feet to an iron pin; thence S 01 deg. 01 min. 35 sec. E 317.62 feet; thence S 63 deg. 04 min. 25 sec. E 130.92 feet to an iron pin; thence S 27 deg. 09 min. 02 sec. W 99.48 feet to an iron pin; thence S 66 deg. 36 min. 36 sec. E 331.21 feet to an iron pin; thence S 49 deg. 15 min. 44 sec. E 337.06 feet to an iron pin; thence N 19 deg. 23 min. 08 sec. E 62.96 feet to a point; thence S 41 deg. 56 min. 50 sec. E 122.70 feet to a point; thence S 62 deg. 42 min. 50 sec. E 64.90 feet to the beginning and containing 14.42 acres.

Being the same property conveyed to Timothy L. Dobbins, a married man, from James F. Digby and wife, Cynthia J. Bedore, on March 30, 2012, of record in Instrument No. 20120404-0028562.