BILL GARRETT, Davidson County
Trans:T20140091850 DEEDQC
Recvd: 12/09/14 08:31 5 pgs
Fees:27.00 Taxes:0.00
20141209-0112470

Prepared by:
Mooreland Title Company, LLC
213 Overlook Circle, Suite B-2
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is -0-

Affiant

Subscribed and sworn to before me this 1ST day of December, 2014

Notary Public

LINDA J. OTT STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Address of New Owner:
Randall B. Smith
Corey W. Craig
7123 Crossroads Blvd.
Brentwood, TN 37027

Send Tax Bills to:
OWNER

Tax Information:
058-00-0-078.00

# QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Lloyd H. Craig,** for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto **Randall B. Smith and Corey W. Craig,** a certain tract or parcel of land in Davidson County, Tennessee described as follows:

**See Attached Exhibit "A" for Legal Description**

**This is unimproved property known as: 4412 Eatons Creek Road, Nashville, TN 37218**

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances that may affect the premises.

Witness my hand this 1ST day of December, 2014.

Lloyd H. Craig

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Lloyd H. Craig** with whom I am personally acquainted, and who, upon their oaths, acknowledge that he executed the within document for the purposes therein contained.

Witness my hand at Brentwood, TN, this 1ST day of December, 2014

My commission expires:
12-18-17

Notary Public

LINDA J. OTT STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

EXHIBIT "A"

Being a tract or parcel of land in the 8th ( Eighth ) Councilmanic District of Metropolitian Nashville and Davidson County, Tennessee, lying along the Easterly margin of Eaton's Creek Road and South of Briley Parkway and being more particularly described according to a Survey prepared by H and H Land Surveying, Inc., dated May 17, 2005. Job Number 2005-380 and proceeding as follows:

Beginning at an iron rod (NEW) in the Easterly Right of Way Line of Eaton's Creek Road, a 50-foot Public Right -of- Way, at the Northwesterly property corner of a tract of land conveyed to Bobby R. Cook as of record in Deed Book 10619, Page 836, Register's Office for Davidson County, Tennessee; said iron rod also being situated North 00 degrees 54 minutes 58 seconds East, 352.27 feet from the centerline intersection of said Eaton's Creek Road and Princess Lane, a 50-foot Right-of-Way; THENCE,

1. With the Easterly Right-of-Way Line of said EAton's Creek Road, North 01 degrees 17 minutes 26 seconds West, 1011.75 feet to an iron rod (NEW); THENCE,

2. In a Northwestwardly direction with a curve to the left having a radius of 1298.10 feet, a central angle of 04 degrees 31 minutes 40 seconds, for an arc length of 102.58 feet to an iron rod (OLD) at the Southwesterly property corner of a tract of land conveyed to Timothy Ethridge and wife, Rhonda Ethridge as of record in Instrument No. 20020312-0030869, Register's Office for Davidson County, Tennessee; said curve has a chord bearing and distance of North 02 degrees 56 minutes 36 seconds West, 102.55 feet; THENCE,

3. Leaving said Easterly Right-of-Way Line of Eaton's Creek Road, and with the Southerly property line of said Ethridge, South 89 degrees 36 minutes 08 seconds, East 319.05 feet to an iron rod (OLD) at the Southeasterly property corner of said Ethridge; THENCE,

4. With said Easterly Line, North 00 degrees 18 minutes 32 seconds, East 339.35 feet to an iron rod (OLD) at the Northeasterly corner of said Ethridge; THENCE,

5. With the Northerly Line of said Ethridge, South 83 degrees 27 minutes 44 seconds West, 381.49 feet to an iron rod (OLD) on the Easterly Right-of-Way Line of the aforementioned Eaton's Creek Road; THENCE,

6. With the Easterly Right-ofWay Line of said Eaton's Creek Road, North 15 degrees 05 minutes 31 seconds West, 96.68 feet to an iron rod (NEW); THENCE,

7. In a Northwestwardly direction with a curve to the right having a delta angle of 04 degrees 34 minutes 51 seconds, a radius of 1248.24 feet, for an arc length of 99.80 feet to a point in Eaton's Creek; said curve has a chord bearing and distance of North 12 degrees 48 minutes 05 seconds West, 99.77 feet; THENCE,

8. North 10 degrees 30 minutes 40 seconds West, 5.03 feet to a point in Eaton's Creek; THENCE,

9. Leaving said Easterly Right-of-Way and with the centerline of Eaton's Creek, North 03 degrees 34 minutes 01 seconds East, 34.94 feet; THENCE,

10. North 08 degrees 12 minutes 30 seconds West, 286.44 feet; THENCE,

11. North 01 degrees 24 minutes 14 seconds West, 108.04 feet; THENCE,

12. North 06 degrees 06 minutes 31 seconds West, 102.83 feet: THENCE,

13. North 08 degrees 21 minutes 45 seconds West, 148.39 feet to a point in the centerline of said Eaton's Creek, being the Southwesterly property corner of a tract of land conveyed to E. R. Rutherford as of record in Deed Book 8835, Page 188, Register's Office for Davidson County, Tennessee; THENCE,

14. Leaving the centerline of said Eaton's Creek, and with the Southerly property line of said E. R. Rutherford, South 85 degrees 18 minutes 55 seconds East, passing through a metal T-Post (OLD) at 571.82 feet, being the Southwesterly property corner of a tract of land conveyed to Roger C. Brown as of record in Instrument No. 20020304-0026933, Register's Office for Davidson County, Tennessee, for a total distance of 1120.36 feet to an iron rod (OLD) in the Southerly property line of a tract of land conveyed to Roger C. Brown as of record in Deed Book 9969, Page 639, Register's Office for Davidson County, Tennessee; THENCE,

15. With the Southerly property line of said Roger C. Brown in part, South 85 degrees 07 minutes 55 seconds East, 750.20 feet to an iron rod (NEW) at the base of an existing fence post at the Northwesterly property corner of a tract of land conveyed to Lila Spencer as of record in Instrument No. 20030312-0033340, Register's Office for Davidson County, Tennessee; THENCE,

16. With the Westerly property line of said Lila Spencer, South 22 degrees 05 minutes 36 seconds West, 484.93 feet to an iron rod (NEW); THENCE,

17. South 12 degrees 11 minutes 55 seconds West, passing through an iron rod (OLD) at 67.73 feet, being the most Northwesterly boundary corner of Enchanted Hills, Section Five, Phase Two as of record in Plat Book 9700, Page 371, Register's Office for Davidson County, Tennessee for a total distance of 725.97 feet to an iron rod (OLD) at a

Southwesterly boundary corner of said Enchanted Hills, Section Five, Phase Two; THENCE,

18. With said Southerly boundary line, South 70 degrees 13 minutes 35 seconds East, 198.51 feet to an iron rod (NEW); THENCE,

19. South 03 degrees 44 minutes 57 seconds West, 211.44 feet to an iron rod (NEW); THENCE,

20. South 08 degrees 23 minutes 47 seconds East, passing through an iron rod (OLD) at 88.22 feet, being the Northwesterly boundary corner of Enchanted Hills, Section Five, Phase 1 as of record in Plat Book 6900, Page 870, Register's Office for Davidson County, Tennessee, for a total distance of 462.81 feet to an iron rod (NEW) in the Northerly boundary line of Gold Key Subdivision, Section III as of record in Plat Book 6250, Page 595, Register's Office for Davidson County, Tennessee; THENCE,

21. With the Northerly boundary line of said Gold Key Subdivision, Section III, South 75 degrees 20 minutes 33 seconds West, 147.76 feet to an iron rod (OLD); THENCE,

22. South 80 degrees 45 minutes 10 seconds West, 180.80 feet to an iron rod (NEW); THENCE,

23. South 83 degrees 09 minutes 04 seconds West, 303.50 feet to an iron rod (OLD); THENCE,

24. South 81 degrees 01 minutes 31 seconds West, 136.08 feet to a concrete monument (OLD); THENCE,

25. South 75 degrees 49 minutes 31 seconds West, 600.09 feet to an iron rod (NEW) at the Southeasterly property corner of a tract of land conveyed to Jose Carapia and wife, Maria Carapia and Federico Leon as of record in Instrument No. 20000908-0089049, Register's Office for Davidson County, Tennessee; THENCE,

26. With the Easterly property line of said Carapia and Leon, North 14 degrees 10 minutes 29 seconds West, 95.25 feet to an iron rod (NEW); THENCE,

27. South 75 degrees 49 minutes 31 seconds West, 204.58 feet to the Point of Beginning and containing 3,187.307 Square feet or 73.170 Acres, More or Less as calculated by the above courses and distances.

Derivation Clause:

Being the same property conveyed to Corey Craig, Lloyd H. Craig and Randall B. Smith, as tenants in common with rights of survivorship by deed of record in Instrument No. 20060331-0036890, Register's Office for Davidson County, Tennessee.