QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20140093213 DEEDQC
Recvd: 12/12/14 14:42 4 pgs
Fees: 32.00 Taxes: 0.00

20141212-0114069

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of December, 2014

Notary Public

MY COMMISSION EXPIRES: 3-6-2018

(AFFIX SEAL)

MELODY M. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael T. Chambless	Same As New Owner	Map 046
(NAME)	(NAME)	
164 Village Way		Parcel 103.00
(ADDRESS)	(ADDRESS)	
Clarksville, TN 37043		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Michael G. Chambless and Angelika G. Chambless, husband and wife,** hereinafter called the Grantor(s), have quitclaimed unto **Michael T. Chambless and Danna U. Chambless, husband and wife,** hereinafter called the Grantee(s), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as 0 Bull Run Road, Ashland City, TN 37015
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hands this 9th day of December, 2014.

Michael G. Chambless

Angelika G. Chambless

State of Tennessee
County of Montgomery

Personally appeared before me, **Michael G. Chambless and Angelika G. Chambless,** with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of December, 2014.

Notary Public

My Commission Expires: Aug 15, 2017

KIMBERLY YOSHIE WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

RETURN TO:
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

File No.: 112514415

EXHIBIT "A"
LEGAL DESCRIPTION

Being a certain tract or parcel of land lying and being in the First Civil District of Davidson County, Tennessee and is located on Tax Map 046 as parcel 103.00 and is the Michael Chambless property as recorded in Instrument No. 20131025-0111366, and is more particularly described as follows:

Beginning at a ½" iron rebar old in the south r/w of Bull Run Road and the northwest corner of Michael Chambless and the northeast corner of Michael S. Ridings et ux (10075/933); Thence leaving Ridings and with said r/w N 70°48'47" E a distance of 22.26' to a point in said r/w; Thence with a curve turning to the right with an arc length of 172.66', with a radius of 607.92', with a chord bearing of N 80°30'54" E, with a chord length of 172.08', to a point in said r/w and the northeast corner of this survey, reference a ½" iron rebar old the northeast corner of Michael Chambless at S 79°40'22" E a distance of 170.31'; Thence leaving said r/w and with the east line of this survey, S 19°58'43" E a distance of 26.81' to a ½" iron rebar new with cap stamped Sexton RLS 1898 on the south side of a branch;
Thence S 19°58'43" E a distance of 799.39' to a ½" iron rebar new with cap stamped Sexton RLS 1898 on the east side of a steep hill; Thence S 40°58'23" E a distance of 747.32' to a ½" iron rebar new with cap stamped Sexton RLS 1898 on top of a steep hill and the southeast corner of this survey; Thence S 61°55'36" W a distance of 177.99' to a ½" iron rebar new with cap stamped Sexton RLS 1898 on top of the hill and in the line of Ridings; Thence with the line of Ridings crossing a hollow N 34°40'12" W a distance of 744.58' to a ½" iron rebar old on the side of a steep hill; Thence with Ridings N 26°13'30" W a distance of 865.53' to the point of beginning, containing 5.10 acres more or less as surveyed by John Chris Sexton, RLS 1898, 467 Southridge Circle, Crossville, Tennessee 38555

Being part of the the same property conveyed Michael G. Chambless and Angelika G. Chambless, husband and wife, by Warranty Deed from Larry C. Baker, Executor for the Estate of Gary H. Baker, filed for record on October 25, 2013 as Instrument No. 20131025-0111366, Register's Office for Davidson County, Tennessee.

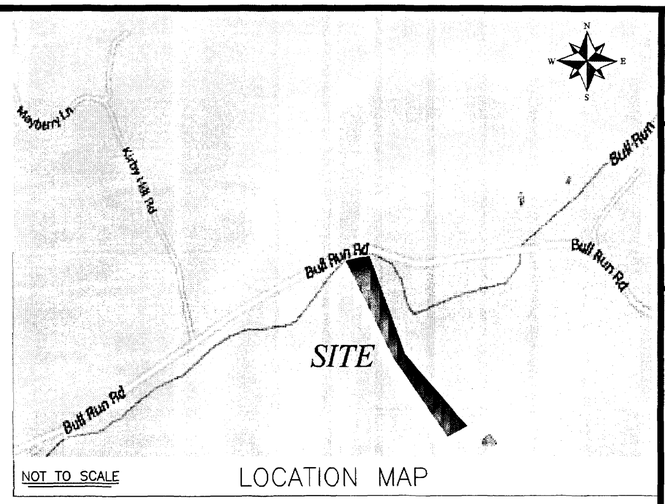
RETURN TO
ROBERT L. SCRUGGS ATTORNEY
2525 21ST AVE. S, 2ND FLOOR
NASHVILLE, TENNESSEE 37212

LEGEND

- ◎ = ½" Rebar (O)
- ◉ = ½" Rebar (N) w/ Sexton Cap
- = Utility Pole
- ○ = Point
- ☒ = METAL FENCE POST (O)
- △ = MAG Nail (N)

NOTE:
IRON RODS DENOTED AS NEW ARE 1/2" REBAR, 18" IN LENGTH WITH CAPS STAMPED "SEXTON RLS 1898."

NOTE: BEARINGS ARE RELATIVE TO DEED NORTH – 20131025-0111366



NOT TO SCALE
LOCATION MAP

BULL RUN ROAD
R-O-W VARIES
P.O.B.
C1
N 70°48'47" E 22.26'
S 19°58'43" E 26.81'
S 79°40'22" E 170.31' REFERENCE LINE
5.10 Ac. + -
PROPOSED HOUSE
N 26°13'30" W 865.53'
S 19°58'43" E 799.39'
S 40°38'23" E 747.32'
N 34°40'12" W 744.58'
S 61°55'36" W 177.99'

MICHAEL G. CHAMBLESS
ANGELIKA G. CHAMBLESS
MAP 046 PCL. 103.00
DB 20131025 PG. 111366

MICHAEL S. RIDINGS ET UX
CHERYL A. RIDINGS
MAP 046 PCL. 104.00
DB 10075 PG. 933

DIANE LANGLEY
MAP 046 PCL. 059.00
DB 10075 PG. 937

MICHAEL G. CHAMBLESS
ANGELIKA G. CHAMBLESS
MAP 046 PCL. 103.00
DB 20131025 PG. 111366

MICHAEL S. RIDINGS ET UX
CHERYL A. RIDINGS
MAP 046 PCL. 104.00
DB 10075 PG. 933

MICHAEL G. CHAMBLESS
ANGELIKA G. CHAMBLESS
MAP 046 PCL. 103.00
DB 20131025 PG. 111366

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	607.92'	172.66'	172.08'	N 80°30'54" E	16°16'25"

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS IS A CATEGORY 1 SURVEY, WITH THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY BEING GREATER THAN 1:10,000. THE SURVEY SHOWN HEREON WAS PREFORMED UNDER MY DIRECT SUPERVISION, AND IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE, AS DEFINED UNDER RULE 0820-03-07, EFFECTIVE MARCH 17,2011.

11-21-14
DATE

JOHN CHRIS SEXTON

NOTES:

THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEEDS AND OTHER INFORMATION, AND THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN HEREON. THIS SURVEY IS SUBJECT TO THE FINDINGS OF A TITLE REPORT. THIS PARCEL IS SUBJECT TO ALL RESTRICTIONS, COVENANTS, AND EASEMENTS APPLICABLE.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY: BUILDING SET BACK LINES: RESTRICTIVE COVENANTS: SUBDIVISION RESTRICTIONS: ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

FLOOD NOTES:

THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA. SUBJECT PROPERTY LIES WITHIN ZONE A. ZONE A IS DEFINED AS AREA INUNDATED BY THE 100 YEAR FLOOD BUT WHERE NO 100 – YEAR FLOOD ELEVATIONS ARE PUBLISHED. REFERENCE FEMA FIRM MAP 47037C0181 F, DATED 04/20/2001.

Graphic Scale
1"= 100'
0' 100' 200' 300'

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND DOES NOT NECESSARILY REFLECT ALL RIGHTS AND ENCUMBRANCES WHICH MAY AFFECT THE SUBJECT PROPERTY.

REVISIONS:

PREPARED FOR:
OWNER/CLIENT
MICHAEL CHAMBLESS
BULL RUN ROAD
ASHLAND CITY, TN
37015

BOUNDARY SURVEY

MICHAEL CHAMBLESS PROPERTY

LOCATED IN THE FIRST COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND IS THE MICHAEL CHAMBLESS PROPERTY DEED BOOK 20131025 PAGE 0111366 R. O. W. C. T.

TAX MAP REF.: Tax Map 046 Parcel 103.00
SURVEYED BY: JCS
DRAWING DATE: 11/21/2014
DRAWN BY: JCS
CHECKED BY: JCS
MAP SIZE: 18"X 24"
SCALE: 1" = 100'
PROJECT NUMBER: 2014-089
FILE NAME: C:\CARLSON2014\2014-089\MICHAEL CHAMBLESS.dwg

JOHN CHRIS SEXTON
RLS 1898
467 Southridge Cir.
Crossville, TN
38555
615-785-3609
931-787-6943
chris.sexton53@gmail.com
www.chrissextonsurveying.com
facebook: chris sexton surveying

JOHN CHRIS SEXTON
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
11-21-14
COMMERCE
TENNESSEE NO. 1898

SHEET
1 OF 1