| | |
|---|---|
| QUITCLAIM DEED | STATE OF TENNESSEE<br>COUNTY OF _____<br><br>The actual consideration or value, whichever is greater, for this transfer is $-0-.<br><br>This transfer is exempt from the Tennessee real estate recordation tax pursuant to T.C.A. § 67-4-409(a)(4).<br><br>STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>The actual consideration or true value, whichever is greater for this transfer is<br>$ -0-<br>Earl Robert Brawner Jr., Affiant<br>Subscribed and sworn before me this the<br>5 Day of January, 2015.<br>Brenda Weeks, Deputy Register |

**This instrument was prepared by:**
R. Keith Gordon, Esq.
Lodestone Legal Group, PLLC
256 Seaboard Lane, Suite E-106
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20150000619 DEEDQC
Recvd: 01/05/15 12:00 3 pgs
Fees:17.00 Taxes:0.00
20150105-0000773

| New Owner(s): | Send Tax Bills To: | Map & Parcel Nos.: |
|---|---|---|
| RNNG, LLC<br>PO Box 1373<br>Fairview, TN 37062-8355 | SAME | 025-16-0-004.00 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, Earl Robert Brawner, Jr. and wife Gail S. Brawner, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does hereby transfer and convey and quitclaims unto RNNG, LLC, a Tennessee Limited Liability Company, hereinafter called the GRANTEE(S), its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 7 of Black "A" on the Map of Goodlettsville Heights, at Tennessee, not of record described as follows:

LOT 1 B.D. HARDCASTLE DIVISION

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 25-16 PARCEL 4, ASSESSOR'S OFFICE AND LYING WHOLLY WITHIN THE 10th COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY DICKERSON PIKE ON THE WEST; D.E. McCOIN ON THE NORTH; LOT'S 3&4 OF B.D. HARDCASTLE DIVISION ON THE EAST; LOT 2 OF B.D. HARDCASTLE DIVISION ON THE SOUTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MARK ON A BRICK COLUMN ON THE EAST RIGHT OF WAY OF DICKERSON PIKE (40' FROM THE CENTER), LOCATED N25°38'41"E 479.42' FROM THE CENTERLINE INTERSECTION OF MOSS TRAIL AND DICKERSON PIKE, BEING THE

SOUTHWEST CORNER OF D.E. McCOIN (REF. DEED BOOK 2640 PAGE 325 R.O.D.C.-PROPERTY MAP 125-16 PARCEL 3) THENCE WITH McCOIN'S SOUTH LINE S69°30'56"E 538.83' TO AN EXISTING CONCRETE MONUMENT IN THE WEST LINE OF LOT 4 OF B.D. HARDCASTLE DIVISION; THENCE WITH LOT 4'S WEST LINE S21°20'32"W PASSING AN IRON PIN SET AT 114.83' (THE NORTHWEST CORNER OF LOT 3 OF THE B.D. HARDCASTLE DIVISION) IN ALL 265.91' TO AN IRON PIN SET, THE NORTHEAST CORNER OF LOT 2 OF B.D. HARDCASTLE DIVISION; THENCE WITH LOT 2'S NORTH LINE N72°58'50"W 537.78' TO AN EXISTING IRON PIPE (BENT) IN THE EAST R.O.W. OF DICKERSON PIKE THENCE WITH THE EAST RIGHT OF WAY OF DICKERSON PIKE N20°51'31"E 298.39' TO THE POINT OF BEGINNING, CONTAINING 3.48 ACRES, MORE OR LESS, AND BEING A PORTION OF B. D. HARDCASTLE PROPERTY AS RECORDED IN DEED BOOK 2275 PAGE 209, DEED BOOK 2275 PAGE 213, DEED BOOK 2291 PAGE 441 AND BEING A RESUBDIVISION OF LOTS 6,7 & 8 OF THE PLAN OF GOODLETSVILLE HEIGHTS SECTION 2 AS RECORDED IN PLAT BOOK 1424 PAGE 120, REGISTER'S OFFICE, ACCORDING TO A SURVEY PLAT BY BRUCE RAINEY AND ASSOCIATES R.L.S.#823, 116 MAPLE ROW BLVD., HENDERSONVILLE, TENNESSEE 37075 DATED NOVEMBER 14, 2002 AND REVISED APRIL 17, 2003. (DESCRIPTION PREPARED BY RANDOLPH L. CHAPDELAINE R.L.S.#1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 FROM PLAT PROVIDED)

Being the same property conveyed to Earl Robert Brawner, Jr. and wife Gail S. Brawner by Executor's Quitclaim Deed from Earl Robert Brawner, Jr. administrator, dated the 15th of October 2009, of record in Instrument No. 20091217-0114930, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below:

1. All easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;
2. Any and all governmental and/or zoning regulations;
3. Taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property located at: 820 Dickerson Road, Goodlettsville, Tennessee 37072.

WITNESS my hand this 31 day of December, 2014

By: Earl Robert Brawner, Jr.
Earl Robert Brawner, Jr.

By: Gail S. Brawner
Gail S. Brawner

STATE OF TENNESSEE )
COUNTY OF Williamson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Grantor, Earl Robert Brawner, Jr., with whom I am personally acquainted (or whose identity was proven to me on the basis of satisfactory evidence) executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at ~~Franklin~~ Fairview, Tennessee, this 31 day of December, 2014.

Notary Public

My Commission Expires: 7/30/17

TERESA L. PITTS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE )
COUNTY OF Williamson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Grantor, Gail S. Brawner, with whom I am personally acquainted (or whose identity was proven to me on the basis of satisfactory evidence) executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at ~~Franklin,~~ Fairview, Tennessee, this 31 day of December, 2014.

Notary Public

My Commission Expires: 7/30/17

TERESA L. PITTS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY