BILL GARRETT, Davidson County
Trans:T20150003457 DEEDQC
Recvd: 01/14/15 12:08 2 pgs
Fees:12.00 Taxes:0.00
20150114-0004020

Prepared from information furnished by the parties.

THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JANUARY, 2015.

Notary Public
My Commission Expires: 7-2-18

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

FROM:	TO:
RIVER ROAD PARTNERSHIP	BERNARD J. PICKNEY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Bernard J. Pickney 4604 Dakota Ave. Nashville, TN 37209	Bernard J. Pickney 4604 Dakota Ave. Nashville, TN 37209	#076-002.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, River Road Partnership, a Tennessee general partnership, hereinafter called the GRANTORS, have bargained and sold, and by these presents do quitclaim and convey unto Bernard J. Pickney, _____, hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to a certain tract or parcel of land in Cheatham and Davidson County, Tennessee, described as follows, to wit:

LAND situated in the 9th Civil District Cheatham, Tennessee, and 2nd Civil District Davidson, Tennessee, described according to a survey made by William C. Abbott, Jr., Tenn. No. 711, dated May 27, 1987, described as follows, to wit:

Beginning at a planted stone being the SW corner of Sam Crouch's property going S 85 degrees 21' 43" E for 2006.86' to an iron pin in Gerald Hammer's line and then with Gerald Hammer's S 4 degrees 07' 35" W for 605.10' Then hence S 87 degrees 01' 00" E for 1021.78'. Then hence S 3 degrees 55' 00" W for 203.60'. Then hence N 88 degrees 06' 45" W for 444.61'. Then hence S 4 degrees 03" 13" W for 742.50'. Then hence S 86 degrees 23' 56" E for 627.89', passing Gerald Hammers SE corner to a stone pile Then hence S 12 degrees 26' 29" E for 313.50' to an iron pin. Then hence S 38 degrees 26' 29" E for 349.80' to an iron pin. Then hence with a public log road S 2 degrees 39' 00" E for 130.64' to an iron pin. Then hence S 26 degrees 07' 38" W for 179.26 ft to an iron pin then hence S 47 degrees 19' 35" W for 227.70 ft. to an iron pin then hence S 47 degrees 19' 35" W for 227.70 ft.to an iron pin then hence S 48 degrees 11' 42" W for 184.80 ft. to an iron pin .Then hence S 27 degrees 41' 42" W for 147.65 ft. to an iron pin. Then hence leaving public log road N 28 degrees 21' 41" W for 377.65 ft. to an iron pin. Then hence S 55 degrees 48' 56" W for 373.39 ft. to an iron pin. Then hence with south of a farm road S 52 degrees 25' 07" for 50 ft. Then hence S 41 degrees 55' 07" W for 170 ft. to an iron pin. Then hence S 46 degrees 55' 07" W for 200 ft. to an iron pin. Then hence S 54 degrees 25' 07" W for 100 ft. to an iron pin. Then hence S 65 degrees 25' 07" W for 100 ft. to an iron pin. Then hence S 71 degrees 25' 07" W for 75 ft.to an iron pin. Then hence S 68 degrees 25' 07" W for 150 ft. to a steel tie rod. Then hence S 66 degrees 55' 07" W for 200 ft. to an iron pin. Then hence S 70 degrees 29' 40" W for 216.44 ft.to an iron pin. Then hence S 69 degrees 44' 12" W for 182.68 ft. to an iron pin. Then hence S 62 degrees 47' 48" W for 61.44 ft. to an iron pin. Then hence S 67 degrees 37' 54" W for 134.39 ft. to a R. R. Spike in Pond Creek Road at the end of Farm Road. Then hence 163.32 on a curve with a radius of 440.74, said having a chord distance of 162.39 ft. and bearing of N 18 degrees 15' 41" W to P. K. Nail. Then with center of Pond Creek N 28 degrees 52' 39" W for 157.16 ft. to a P. K. Nail. Then hence 75.93 ft. on a curve with a radius of 381.97, said having a chord distance of 75.81 ft. and bearing of N. 23 degrees 10' 57" W to a R. R. Spike. Then hence N 17 degrees 29' 16" W for 23.79 ft. to a R.R. spike. Then hence leaving Pond Creek Road, S 88 degrees 42' 35" E for 225 ft. to a X chiseled in a rock. Then hence N 19 degrees 15' 12" for 420 ft. to a 1 1/2 iron pipe at a Cedar tree. Then hence N 28 degrees 45' 55" W for 210.14 ft to point in Nickens line. Then hence with Nickens line S 88 degrees 15' 55" E for 301.26 ft. to iron pin Nickens SE Corner. Then hence N 9 degrees 51' 59" E for 1371.20 to a White Oak, Nickens NE Corner. Then hence N 88 degrees 54' 29" W for 608.23 ft. to an iron pin. Then hence leaving Nickens line and with Murphy's line N 1 degrees 05' 31"

W for 78.94 ft. to an iron pin. Then hence N 88 degrees 54' 29" W for 323.09 ft. to an iron pin. Then hence N 6 degrees 32' 49" E for 61.64 ft. to an iron pin. Then hence S 77 degrees 33' 07" W for 298.79 ft. to an iron pin. Then hence N 32 degrees 29' 16" W for 407.16 ft to an iron pin. Then hence leaving Murphy's line N 3 degrees 06' 26" E for 973.24 ft. to a planted stone at the beginning, containing 147.17 acres more or less.

INCLUDED in the ABOVE DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE is land conveyed to William Dewessee in book 229 page 659, said Register's Office.

Being the same property conveyed to River Road Partnership, a Tennessee general partnership, by Quitclaim Deed from Pond Creek Limited Partnership, of record in Record Book 480, Page 847, Register's Office for Cheatham County, Tennessee, and Instrument 20140711-0061222, Register's Office for Davidson County, Tennessee.

The street address of the Real Property is Pond Creek Rd. – Ashland City, TN 37015,
X Unimproved/____ Improved real property.

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

IN WITNESS WHEREOF, GRANTORS have caused this QUITCLAIM DEED to be executed on this 13th day of JANUARY, 2015.

GRANTORS – River Road Partnership

By: Bernard J. Pickney, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Bernard J. Pickney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the General Partner, of River Road Partnership, the within named bargainer, a partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of JANUARY, 2015.

My commission expires: 7-2-18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.