BILL GARRETT, Davidson County
Trans:T20150003457 DEEDQC
Recvd: 01/14/15 12:32 2 pgs
Fees:12.00 Taxes:0.00
20150114-0004027

Prepared from information furnished by the parties.

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

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

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: 2-2-18

FROM:
RIVER ROAD PARTNERSHIP

TO:
WILLIAM E. PICKNEY

ADDRESS OF NEW OWNER:
William E. Pickney
7640 River Rd.
Nashville, TN 37209

SEND TAX BILLS TO:
NEW OWNER
7640 River Rd.
Nashville, TN 37209

MAP-PARCEL NO.:
#08900000100

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 William E. Pickney, married, hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to a certain tract or parcel of land located in the 8th Civil District of Davidson County, Tennessee, described as follows, to wit:

Land in the 8th, formerly the 12th, Civil District, Davidson County, Tennessee, described according to a survey made by W.R. Blanchard, Deputy County Surveyor, February 11, 1942, as follows:

Beginning in the center of River Road at a point 516.4 feet north of the Rucker line as shown in deed to L.F. Watkins of record in Book 487, page 208, Register's Office for said County; thence with the center of said River Road, south 24 degrees 45' west 99 feet, south 18 degrees 30' west 125.4 feet, south 23 degrees 30' west 132 feet and south 34 degrees 45' west 110 feet to a point 50 feet north of the corner of said Rucker Property; thence north 87 degrees 30' east 558 feet to the westerly line of the 52.8 acre tract vested in Nell D. Clark, Trustee, by decree of the Chancery Court in the cause of Nell D. Clark et al. vs. Frances Watkins, et al., Rule No. 58142, of record in Minute Book 151, page 120; thence with her westerly line, north 27 degrees 35' east 1310 feet; thence north 39 degrees 45' east 246 feet to the south bank in bend of Indian Creek; thence north 57 degrees 45' east 200 to the east bank of said creek; thence north 19 degrees 15' east 220 feet to a point in the center of Indian Creek; thence leaving said creek, south 89 degrees 30' west 155 feet to a hackberry tree; thence north 86 degrees west 165 feet to a point in the center of a branch, thence with the center of said branch, north 65 degrees west 50 feet, north 77 degrees west 62 feet, north 68 degrees 30' west 163 feet, south 67 degrees 45' west 135 feet, north 69 degrees 45' west 78 feet, north 53 degrees 30' west 67 feet to the center of a bridge on the River Road, continuing with the center of said branch, north 53 degrees 30' west 67 feet, north 57 degrees west 352 feet, north 58 degrees west 194 feet, north 79 degrees 45' west 173 feet; thence leaving said branch, north 82 degrees 15' west 98 feet; thence north 68 degrees west 125 feet; thence south 85 degrees west 264 feet; thence south 70 degrees west 264 feet; thence south 58 degrees west 330 feet; thence south 40 degrees east 26.4 feet; east 277.2 feet; thence south 76 degrees 45' east 297 feet; thence south 75 degrees east 132 feet; thence south 72 degrees east 435.2 feet; thence south 76 degrees east 485.1 feet to the beginning containing 712.8 acres, more or less.

Included but specifically excluded from this conveyance is the property lying on the east side of River Road Pike N, containing 29.63 acres and being Map 89, Parcel 13.00.

Being part of the same property conveyed to River Road Partnership, a Tennessee general partnership, by Quitclaim Deed from Indian Creek Limited Partnership, of record in Instrument 20140711-0061225, said Register's Office.

The street address of the Real Property is 7638 River Road Pike – Nashville, TN. 37209, ____ Unimproved/ __X__ 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.