BILL GARRETT, Davidson County
Trans:T20150012127 DEEDQC
Recvd: 02/19/15 08:57 5 pgs
Fees:27.00 Taxes:0.00
20150219-0014259

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
John L. Combs and Ina Rae Penny Combs, Trustees, Combs Family Revocable Living Trust Agreement
541 Hearthstone Circle
Brentwood, TN 37027

Send Tax Bills To:
Same

Map and Parcel No.
Map 92-7
Parcels 337

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **John L. Combs** and **Ina Rae Penny Combs**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **John L. Combs and Ina Rae Penny Combs, Trustees, Combs Family Revocable Living Trust Agreement dated February 10, 2015** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located in the northwest quadrant of the intersection of Jo Johnston Avenue and Twentieth Avenue North and along the northerly margin of Warner Street extending northerly to CSX Transportation Railroad and being more particularly described according to a survey made by Barge Waggoner Sumner & Cannon, Inc., William C. Cockrill, Tennessee RLT No. 1401, dated January 31, 2002, as follows:

Beginning at an iron pin at the intersection of the north margin of Jo Johnston Avenue and the west margin of Twentieth Avenue North;

Thence, with the north margin of Jo Johnston Avenue, S 58° 15' 00" W, 210.00 feet to an iron pin;

Thence, leaving Jo Johnston Avenue, N 30° 10' 03" W, 181.07 feet to an iron pin in the southerly margin of Alley No. 621 closed by Metro Ordinance No. 99-1824;

Thence, with the terminus of said Alley, N 27° 09' 37" W, 20.06 feet to the north margin of said Alley;

Thence, with the east line of Southern Business Insurance Group, Inc., of record in Book 8408, page 722, said Register's Office, N 31° 43' 08" W, 209.37 feet to an iron pin in the southerly margin of CSX Transportation Railroad;

Thence, with said Railroad N 47° 45' 38" E, 210.85 feet;

Thence, N 57° 49' 14" E, 39.03 feet to the northwest corner of Lot No. 1 of Johnny Reb Corporation of record in Book 7900, page 298, said Register's Office;

Thence, with said Lot No. 1 and margin of Railroad, N 51° 22' 00" E, 298.65 feet;

Thence, N 50° 43' 00" E, 2.58 feet;

Thence, leaving said Railroad with the common line of Lots 1 and 2 of Johnny Reb Corporation, S 26° 10' 02" E, 173.14 feet;

Thence, S 26° 59' 51" E, 99.05 feet to the north margin of Warner Street;

Thence, with said margin, S 58° 29' 00" W, 247.33 feet;

Thence, with a curve concave to the north having a central angel of 90° 39' 48", a radius of 30.00 feet and a chord of N 76° 11' 00" W, 42.67 feet for an arc length of 47.47 feet to the easterly margin of Twentieth Avenue North;

Thence, with the terminus of Twentieth Avenue North S 59° 09' 00" W, 39.02 feet to the westerly margin of Twentieth Avenue North;

Thence, with said west margin, S 30° 51' 00" E, 55.24 feet to the centerline of abandoned Alley No. 621;

Thence, with said margin, S 31° 45' 00" E, 191.00 feet to the Point of Beginning.

Containing 168,687 square feet or 3.87 acres, more or less.

Being the same property conveyed to **John L. Combs, and wife, InaRae P. Combs**, by Special Warranty Deed from **Second Harvest Food Bank of Middle Tennessee, Inc.**, dated March 18, 2002, of record in Instrument Number 20020318-0033678, Register Office for Davidson County, Tennessee.

Included in above description but excluded from the conveyance are the following described parcels:

Being a tract or parcel of land in the Urban Services District of Nashville, Davidson County, Tennessee, located in the northwest quadrant of the intersection of Jo Johnston Avenue and Twentieth Avenue North and along the southerly boundary of CSX Transportation Railroad and being more particularly described according to a ALTA/ACSM Land Title Survey prepared by Judy L. Judson, Tennessee Registered Lane Surveyor No. 1935, dated June 27, 2014, as follows:

BEGINNING at an iron pin at the intersection of the north margin of Jo Johnston Avenue and the west margin of Twentieth Avenue North;

THENCE, with the north margin of Jo Johnston Avenue, S62°19'44"W, 210.00 feet to an iron pin;

THENCE, leaving Jo Johnston Avenue, N26°05'27"W, 181.07 feet to an iron pin in the southerly margin of Alley No. 621 closed by Metro Ordinance No. 99-1824;

THENCE, with the terminus of said Alley, N23°05'19"W, 20.06 feet to an iron pin in the north margin of said Alley;

THENCE, with the east line of Kimbro Equities I of record in Instrument No. 201201190005363 Register's Office for Davidson County, Tennessee, N27°38'25"W, 209.37 feet to an iron pin in the southerly margin of CSX Transportation Railroad;

THENCE, with said Railroad N51°50'14"E, 210.85 feet to an iron pin in the westerly margin of Twentieth Avenue North closed by Metro Ordinance No. 99-1824;

THENCE, continuing with said Railroad, N61°53'50"E, 39.03 feet to the easterly margin of said closed Twentieth Avenue North and northwest corner of Lot. No. 1 of Johnny Reb Corporation of record in Book 7900, page 298, said Register's Office;

THENCE, with said westerly line of Lot No. 1 and easterly line of said closed Twentieth Avenue North, S26°46'19"E, 203.44 feet;

THENCE, leaving said Lot 1 and the easterly margin of Twentieth Avenue North, with the terminus of Twentieth Avenue North S63°12'40"W, 39.02 feet to the westerly margin of Twentieth Avenue North;

THENCE, with said west margin of Twentieth Avenue North, S26°46'42"E, 55.24 feet to the centerline of abandoned Alley No. 621;

THENCE, with said margin, S27°40'22"E, 191.00 feet to the Point of Beginning.

The property described above as excluded from this conveyance is the same property conveyed from **John L. Combs and wife, InaRae P. Combs**, by Special Warranty Deed to **ELW Properties Partnership, A Tennessee General Partnership**, dated June 30, 2014, of record in Instrument Number 20140701-0057441, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the limitation, restrictions, and encumbrances set forth below.

1. All matters shown on the plan of record in Book 7900, page 298, said Register's Office.

2. Party wall agreement of record in Book 8406, page 513, said Register's Office.

3. Storm sanitary sewer easement of record in Book 1755, page 8, said Register's Office.

4. Easements retained in Metro Ordinance Nos. 55-24 and 99-1824.

5. Boundary line agreement of record in Book 2442, page 394, said Register's Office.

This is improved property known as: **608 and 615 20th Avenue North and 2012 Jo Johnston Avenue, Nashville, Tennessee 37203.**

Ina Rae Penny Combs and **InaRae P. Combs** are one and the same person.

(Description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 10th day of February, 2015.

John L. Combs

InaRae P. Combs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **John L. Combs**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of February, 2015.

Notary Public

My Commission Expires:
11/10/2015

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **InaRae P. Combs**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of February, 2015.

Notary Public

My Commission Expires:
11/18/2015

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

John L Combs
Affiant

Sworn to and subscribed to before me, this the 10th day of February, 2015.

Notary Public

My Commission Expires:
11/18/2015

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY