BILL GARRETT, Davidson County
Trans:T20150019143 DEEDQC
Recvd: 03/17/15 08:53 3 pgs
Fees:17.00 Taxes:0.00
20150317-0022610

Prepared By: Azimtech Engineering
182 Township Drive
Hendersonville, TN. 37075

This instrument has been prepared from information furnished by the parties.

The purpose of this conveyance is to combine two parcels into one parcel.

Quit Claim Deed

Owner Address:	Send Tax Bills To:	Map & Parcels:
103 Hilltop Drive	Owner: Kenneth S. Doran	09413004500 & 09413011900
Carthage, TN 37030	(Same)	

For and Consideration of the sum of ten dollars and no/100 ($10.00), Cash in hand paid by the grantee(s) and other good valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Kenneth S. Doran, has this day bargained and sold, and does hereby transfer and convey unto the said Kenneth S. Doran, the grantee(s) herein, its (successors), heirs and assigns, all its right title and interest in certain real estate in Davidson County, Tennessee as follows:

See Attached Exhibit "A"

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

This property is known as address: 323 Hermitage Avenue, Nashville, Tennessee 37210

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

Witness my hand this 6th day of March 2015

Kenneth S. Doran

By: KENNETH S DORAN

Title: PRESIDENT/OWNER

State Of Tennessee County Of Davidson
Personally appeared before me, the undersigned, a notary public in and for the said county and state, the within named Kenneth DORAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the President/Owner of Kenneth S. Doran, and being so authorized to do, executed the within instrument for the purpose therein contained.

Witness my hand, at Gordonsville, Tennessee, this 6th day of March 2015.

My Commission Expires: 3-16-16

JASON HALL
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

State of TN

County of Smith

The actual consideration or value whichever is greater, for this transfer is $0.00

KENNETH S DORAN (Affiant)

Commission Expires: 3-16-16

Notary: Jason Hall

JASON HALL
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

EXHIBIT "A"

A tract of land in Davidson County, Tennessee, Being a part of Tracts Lots 1 and 2 of the subdivision of Cole & Campbell, parcels 09413011900 & 09413004500 as of record in Plat Book 6200, Page 615 of the Register's Office for Davidson County, Tennessee.

Starting at an iron pin, North East corner of parcel 09413004500, said iron pin being the North East corner of Lot 1 of the Cole & Campbell Subdivision being the point of beginning.

(1) Thence South 20°04'07" East, 25.66 feet to a point;

(2) Thence South 51°25'00" East, 144.23' feet to a point;

(3) Thence along a curve having a Delta Angle of 7°05'41", a radius of 1482.00 feet, a tangent of 91.87 feet, a chord length of 183.51 feet with a chord bearing of South 36°50'04" West, to a point;

(4) Thence North 49°09'38" West, 90.00 feet to a point;

(5) Thence South 40°47'51" West, 46.57 feet to a point;

(6) Thence North 46°48'01" West, 40.67 feet to a point;

(7) Thence North 56°52'47" East, 14.89 feet to a point;

(8) Thence North 44°01'00" West, 83.53 feet to a point;

(9) Thence along a curve having a radius of 25.00 feet, a tangent of 32.01 feet, an arch length of 45.39 feet, a chord length of 39.41 feet, with a chord bearing of North 40°59'30" East, to a point;

(10) Thence North 57°00'00" East, 192.89 feet being the point of beginning. Thus containing 41,458 square feet or 0.95 acres.

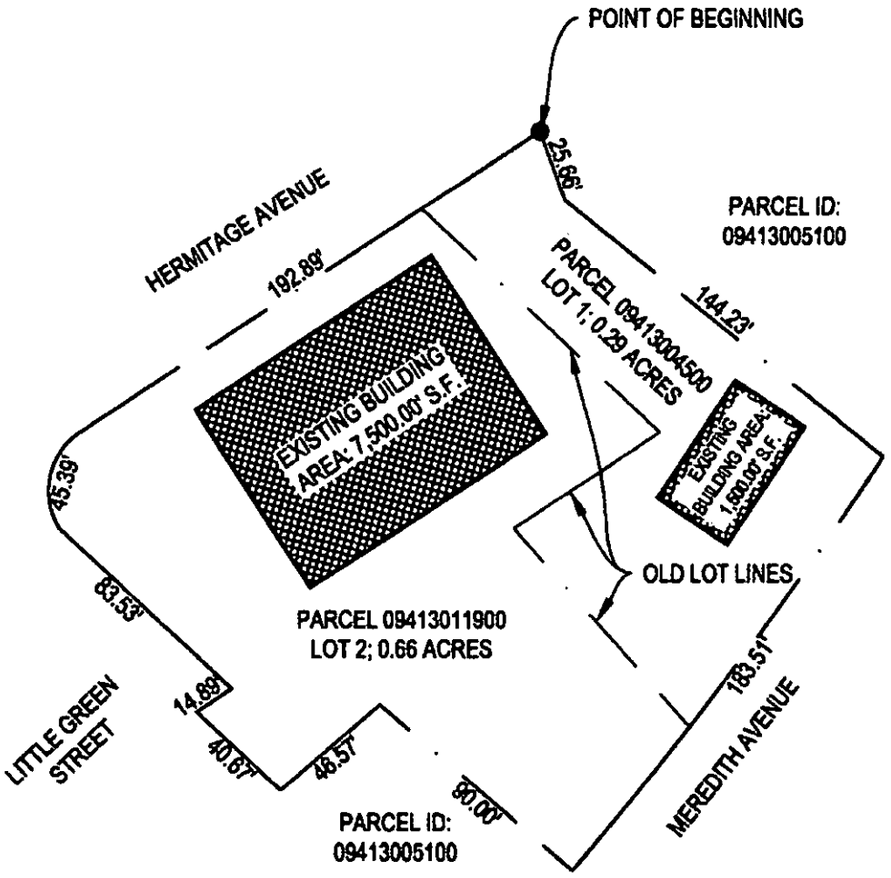
Said Property description is derived from a plat document prepared by James W. Clark, with Anderson – Delk & Associates, Inc., 618 Grassmere Park Drive – Suite 4, Nashville, Tennessee 37211, and Updated on March 10, 1987.

Being the same property conveyed to Henderson & Associayes, a Tennessee general partnership by warranty deed from Ray McKinney and wife, Mattie B. McKinney of record book 9503, page 13, said Register's Office for Davidson County, Tennessee.

Sources of Title:

20110617-0046519
20120730-0066818

PARCEL OWNER: KENNETH S. DORAN
OWNER ADDRESS: 103 HILLTOP DRIVE, CARTHAGE, TN. 37030
PROPERTY ADDRESS: 325 HERMITAGE AVENUE, NASHVILLE, TN. 37210
COMBINING LOTS 1 & 2 OF COLE & CAMPBELL SUBDIVISION



COMBINED PARCELS: 0941301190 & 09413004500
CONTAINING A TOTAL OF 0.95 ACRES
REF: BOOK: 6200, PAGE 615 R.O.D.C.

A **COMBINED PARCELS EXHIBIT "A"**

COMBINING LOTS 1 & 2 Scale: 1:50