Prepared By:
Elizabeth M. Paxton
7679 Charlotte Pike
Nashville, Tennessee 37209-5218

After Recording Return To:
Dan Paxton
7679 Charlotte Pike
Nashville, Tennessee 37209

BILL GARRETT, Davidson County
Trans:T20150042932 DEEDQC
Recvd: 06/02/15 12:21 3 pgs
Fees:18.00 Taxes:279.52
20150602-0051096

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On June 01, 2015 THE GRANTOR(S),

- Harrington, John D., JR. and Sabrina Spann Barnard Harrington, a married couple

for and in consideration of: $75,545.29 and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Daniel R Paxton and Elizabeth M. Paxton, a married couple, residing at 7679 Charlotte Pike, Nashville, Davidson County, Tennessee 37209

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee:

Legal Description: S SIDE CHARLOTTE PK W OF SAWYER BROWN RD

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 11400008400

Being the same property conveyed to John D. Harrington JR. By Instrument # 20090706-0062634

Mail Tax Statements To:
Daniel R & Elizabeth M Paxton
7679 Charlotte PK
Nashville, Tennessee 37209

New Owner:
Same

Property DESCription

LYING and being situated in the Eighth Civil District of Davidson County, Tennessee and being a portion of the Harold F. Lawson Heirs property of record in Book 8506, Page 701, in the Register's Office for Davidson County, (R.O.D.C.) and being more particularly described as follows:

BEGINNING at a point in the southern margin of U. S. Highway 70 (Charlotte Pike), 40' from the centerline, said point being located N. 42 deg. 29' 17" W, 20.00' from a northeast corner of property now or formerly belonging to Dorothy Marie Scott, said property being of record in Book 4874, Page 869; R.O.D.C.

THENCE with said road margin and a survey by R.L. Spears & Co. dated November 25, 1991 to points as follows:

381.79' along the arc of a 778.60' radius curve to the right, chord bearing and length N 61 deg. 10'22" E, 377.98'; S 14 deg. 38' 21" E, 25.00'; 48.22' along the arc of a 753.60' radius curve to the right, chord bearing and length N 76 deg. 54' 45" E, 48.21'; N 78 deg. 44' 44" E, 47.60'; N 11 deg. 15' 16" W, 25.00' and N 78 deg. 44' 44" E, 309.83 to an existing iron rod 40' from the centerline;

THENCE leaving the highway with Tract No. 1 on new lines as surveyed by Bennett & Sons surveyors and Planners, Inc., dated July 18, 2001 as follows:

S 44 deg. 13' 11" W, 195.30' to an iron rod and S 31 deg. 05' 54" W, passing the centerline of a 20' wide ingress/egress easement (described below) at 14.42', on in all 100.19' to an existing iron rod;

THENCE with property now or formerly owned by Robert L. Urban, and property of record in Book 3460, Page 120; R.O.D.C. and the said Scott property as follows:

S 75 deg. 20' 49" W, passing over an existing iron rod at 53.53', on in all 214.11' to an existing iron rod; (continuing with said R.L. Spears survey) S 75 deg. 20' 34" W, 118.04' to a point; N 29 deg. 59' 26" W, 42.00' to a point; S 64 deg. 00' 34" W, 144.00' to a point and N 44 deg. 11' 30" W, 81.59' to a point;

THENCE N 42 deg. 29' 17" W, 20.00' to the beginning, containing 2.35 acres, more or less.

By Instrument
Being The same Property Conveyed To John Harrington Jr. # 20090706-0062634

Grantor Signatures:

DATED: 6-1-15

Harrington, John D., JR.
7413 Lakeview Dr
Nashville, Tennessee
37209

DATED: 6-1-15

Sabrina Spann Barnard Harrington
7413 Lakeview Dr
Nashville, Tennessee
37209

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 1 day of June, 2015, before me personally appeared Harrington, John D., JR. and Sabrina Spann Barnard Harrington, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

ELIZABETH J. LEGIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Notary
Title (and Rank)

My commission expires March 10, 2019

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $75,545.29.

Affiant

Affiant's Name: John D Harrington JR