PROPERTY OWNER:
Jane Jones
2295 Gideon Road
Greenbrier, TN 37073

THIS INSTRUMENT PREPARED BY
Clyde W. Richert III
Attorney at Law
Springfield, Tennessee

TAX NOTICES TO:
Jane Jones
2295 Gideon Road
Greenbrier, TN 37073

BILL GARRETT, Davidson County
Trans:T20150085679 DEEDQC
Recvd: 10/07/15 15:43 3 pgs
Fees:17.00 Taxes:0.00
20151007-0102487

Map 025-00-0
Parcel 017.00

QUITCLAIM DEED

THIS QUITCLAIM DEED made this the 19th day of September, 2015, between **RANDY RIGGS HASTY**, referred to herein as Party of the First Part, and **DOYLE JANE JONE**, Party of the Second Part.

WITNESSETH:

That the said Party of the First Part for and in consideration of the sum of TEN DOLLARS ($10.00), in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, does hereby bargain, sell, and QUITCLAIM unto the said Party of the Second Part all of his right, title and interest in and to the below described property, said property being a certain tract or parcel of land situated in the 10th Councilmanic District of Davidson County, Tennessee, described as follows, to wit:

Beginning at a concrete monument (old), the northwest corner of Lot 41, Solitude Acres, Section Two-Part Two, being a plat of record in Plat Book 4300, Page 138, RODCT, in the easterly boundary of a tract of land which belongs to Donald A. Trivett, having a deed reference in Deed Book 10286, Page 247, RODCT, the most westerly southwest corner of this tract, and continuing, as follows: N 07°25'44" E, 429.31 feet to a 10 inch hackberry tree, in the easterly boundary of said tract of land which belongs to Donald A. Trivett, a corner of a tract of land which belongs to Gerald Wayne Detring, having a deed reference in Instrument No. 20060206-0014194, RODCT; thence, S 81°22'56" E, 968.37 feet to an iron pin (old), in the southerly boundary of said tract of land which belongs to Gerald Wayne Detring, a corner of a tract of land which belongs to Daniel M. Albright, having a deed reference in Instrument No. 20120925-0087017, RODCT; thence with the boundary of said tract of land which belongs to Daniel M. Albright, as follows: S 07°15'56" W, 150.79 feet to an iron pin (old); thence, S 59°05'15" E, 241.72 feet to an iron pin (old), a common corner of said tract of land which belongs to Daniel M. Albright, and a second tract of land which belongs to Daniel M. Albright, having a deed reference in Instrument No. 20120911-0082094, RODCT; thence, S 06°46'51" W, 266.74 feet to an iron pin (old), a common corner of said second mentioned tract of land which belongs to Daniel M. Albright, and a third tract of land which belongs to Daniel M. Albright, having a deed reference in Instrument No. 20131213-0126373, RODCT; thence with the boundary of said third tract of land which belongs to Daniel M. Albright, as follows: S 06°47'49" W, 484.01 feet to an iron pin (old); thence, S 83°07'20" E, 115.24 feet to an iron pin (old), a common corner of said third

mentioned tract of land which belongs to Daniel M. Albright, and a tract of land which belongs to Donald E. Wall, having a deed reference in Deed Book 10314, Page 386, RODCT; thence, S 06°45'34" W, 302.78 feet to an iron pin (old), a common corner of said tract of land which belongs to Donald E. Wall, and a tract of land which belongs to Cleo Anderson, having a deed reference in Deed Book 11767, Page 634, RODCT; thence, S 10°37'27" W, 294.18 feet to an iron pin (old), a common corner of said tract of land which belongs to Cleo Anderson, and Lot 26, of Solitude Acres, Section One, being a plat of record in Plat Book 3700, Page 48, RODCT, and Lot 27, of Solitude Acres, Section Two-Part One, being a plat of record in Plat Book 3842, Page 24, RODCT; thence with the boundary of said Lot 27, as follows: N 32°24'55" W, 155.43 feet to a concrete monument (old); thence, N 76°22'46" W, passing a common corner of said Lot 27 and Lot 28, and continuing on in all, 186.18 feet to a concrete monument (old), a common corner of said Lot 28 and Lot 29; thence, N 69°25'42" W, 135.73 feet to a concrete monument (old), a common corner of said Lot 29 and Lot 30; thence, N 65°09'41" W, 167.89 feet to a concrete monument (old), a common corner of Lot 30, and Lot 37; thence, N 77°15'32" W, 74.30 feet to a fence post (old), in the northerly boundary of Lot 31, a corner of Lot 49, Solitude Acres, Section Two-Part Two; thence, N 12°43'01" E, passing a concrete monument (old) at the northeast corner of said Lot 49, the southeast end of Tabor Drive, and continuing on in all, 250.39 feet to an iron pin (new), in the easterly end of Tabor Drive; thence, S 71°03'18" E, 6.15 feet to an iron pin (new), in the easterly end of Tabor Drive; thence, N 12°43'01" E, passing a concrete monument (old), at the northeast end of Tabor Drive, the southeast corner of Lot 46, and continuing on in all, 325.45 feet to a concrete monument (old), the northeast corner of said Lot 46; thence, N 77°13'35" W, 35.01 feet to a concrete monument (old), a common corner of said Lot's 46, 44 and 43; thence, N 12°36'29" E, 140.78 feet to a concrete monument (old), a common corner of said Lot 43 and Lot 42; thence with the boundary of said Lot 42, as follows: N 04°14'00" W, 177.98 feet to a concrete monument (old); thence, N 84°12'58" W, passing a concrete monument (old), at the northeast end of Hasty Drive, and continuing on in all, 362.22 feet to a rail road spike (new), in Hasty Drive; thence with a curve to the left, having a radius of 1239.41 feet, an arc distance of 110.98 feet, and a chord bearing and distance of N 03°09'49" E, 110.95 feet to an iron pin (new), at the northeast end of Hasty Drive; thence, N 89°24'03" W, passing the northwest end of Hasty Drive, the northeast corner of said Lot 41, and continuing on in all, 282.64 feet, to the point of beginning, containing **24.48 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated March 18, 2015.

Being a portion of that property which was conveyed to Doyle R. Hasty, and wife, Ruby W. Hasty, by Eldon Meadows, et ux, in a deed of record in Deed Book 2154, Page 187, Register's Office for Davidson County, Tennessee, RODCT.

The said Doyle Riggs Hasty died September 24, 1990 leaving Ruby W. Hasty as the sole owner of this property. The said Ruby W. Hasty died testate a resident of Robertson County, Tennessee on July 27, 2002 and by the terms of her Last Will and Testament recorded at Will Book 14, page 337 in the Clerk and Master's Office for said County, she devised the above described property equally to her three children, Doyle Jane Jones, Randy Riggs Hasty and Joy Wylene McKee.

By the terms of this Quitclaim Deed, the said Randy Riggs Hasty transfers his undivided one-third (1/3) interest in said property to his sister such that Doyle Jane Jones now owns an undivided two-thirds(2/3) interest in said property and Joy Wylene McKee owns a one-third (1/3) interest as tenants in common.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set hand and seal the day and year first above written.

RANDY RIGGS HASTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Randy Riggs Hasty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 19th day of September, 2015.

NOTARY PUBLIC

My Commission Expires: 5-8-17

DERRICK W. WRIGHT II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2017

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STATE OF TENNESSEE)
COUNTY OF Davidson)

I, or we, hereby swear or affirm that the actual consideration for this transfer is $ 10.00 .

AFFIANT

SUBSCRIBED and SWORN to before me, this the 19th day of September, 2015.

NOTARY PUBLIC/Register

My Commission Expires: 5-8-17

DERRICK W. WRIGHT II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2017