Box 14

BILL GARRETT, Davidson County
Trans:T20150087788 DEEDQC
Recvd: 10/15/15 09:15 8 pgs
Fees:42.00 Taxes:0.00
20151015-0104781

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:
Steven Michael Jones, et al.
1586 Dividing Ridge Road
Goodlettsville, TN 37072

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NOS.
17300001700
17300001900
17300004200
17300008600

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned IVJ FAMILY PARTNERSHIP, a Tennessee general partnership, formerly known as IVJ FAMILY, L.P., a Tennessee limited partnership, hereinafter called the Grantor, by these presents does transfer and quitclaim unto WILLIAM ERNEST JONES as to an undivided 26.93489% interest, ALICE JONES as to an undivided 6.39844% interest, STEVEN MICHAEL JONES as to an undivided 26.93489% interest, JERELYN JONES as to an undivided 6.39844% interest, RONALD STEVEN JONES as to an undivided 16.66667% interest and LISA J. HADDOCK as to an undivided 16.66667% interest, all of said interests, as they relate to each other, being held as tenants in common, hereinafter collectively called the Grantees, their heirs and assigns, all of Grantor's interest in certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows: to-wit:

See the attached Exhibit A consisting of three pages describing Tracts One, Two and Three. Tract One includes two tax parcels known as 17300001700 and 17300001900.

Tracts One, Two and Three as described on the attached Exhibit A being the same property conveyed to IVJ Family, L.P., a Tennessee limited partnership by deed from Irma Vester Jones of record in Book 11274, page 909, Register's Office for Davidson County, Tennessee. By means of Articles of Conversion filed with the Tennessee Secretary of State on December 6, 2013, IVJ Family, L.P. changed its name and converted to a general partnership as IVJ Family Partnership, a Tennessee general partnership and a copy of such Articles is recorded as Instrument No. 20131210-0125172, said Register's Office.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

The undersigned recognize and confirm that the said IVJ Family Partnership, a Tennessee general partnership, and its partners, have agreed to dissolve the partnership as of the close of business on October 5, 2015, and this quitclaim deed has been executed and delivered as part of the winding up of the affairs and business of the partnership in order to distribute the assets of the partnership to its partners. This instrument may be executed in counterparts and assembled for final recording.

IN WITNESS WHEREOF, this instrument has been executed this 9 day of October, 2015.

IVJ FAMILY PARTNERSHIP

By: William Ernest Jones
William Ernest Jones, General Partner

By: Alice Jones
Alice Jones, General Partner

STATE OF TENNESSEE
COUNTY OF Davidson

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William Ernest Jones and Alice Jones with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged themselves to be General Partners of IVJ Family Partnership, a Tennessee general partnership, the within named bargainor, and that they as such General Partners being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as General Partners.

WITNESS my hand and official seal at Nashville, Tennessee, this 9 day of October, 2015.

Notary Public
My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Additional signature pages follow.

IN WITNESS WHEREOF, this instrument has been executed this 9 day of October, 2015.

IVJ FAMILY PARTNERSHIP

By: _____
Steven Michael Jones, General Partner

By: _____
Jerelyn Jones, General Partner

STATE OF TENNESSEE
COUNTY OF Davidson

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Steven Michael Jones and Jerelyn Jones with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged themselves to be General Partners of IVJ Family Partnership, a Tennessee general partnership, the within named bargainor, and that they as such General Partners being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as General Partners.

WITNESS my hand and official seal at Nashville, Tennessee, this 12 day of October, 2015.

_____
Notary Public
My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Additional signature pages follow.

IN WITNESS WHEREOF, this instrument has been executed this 9 day of October, 2015.

IVJ FAMILY PARTNERSHIP

By: Ronald Steven Jones
Ronald Steven Jones, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ronald Steven Jones with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be a General Partner of IVJ Family Partnership, a Tennessee general partnership, the within named bargainor, and that he as such General Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as General Partner.

WITNESS my hand and official seal at NASHVILLE, Tennessee, this 13 day of October, 2015.

Notary Public
My Commission Expires: July 8, 2019

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Additional signature page follows.

IN WITNESS WHEREOF, this instrument has been executed this 9 day of October, 2015.

IVJ FAMILY PARTNERSHIP

By: Lisa J. Haddock
Lisa J. Haddock, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lisa J. Haddock with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged herself to be a General Partner of IVJ Family Partnership, a Tennessee general partnership, the within named bargainor, and that she as such General Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by herself as General Partner.

WITNESS my hand and official seal at NASHVILLE, Tennessee, this 13 day of October, 2015.

Notary Public
My Commission Expires: J.b 8, 2019

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 13 day of October, 2015.

Notary Public
My commission expires: J.b 8, 2019

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
TRACT ONE

A tract of land in the Seventh Civil District of Davidson County, Tennessee and being described according to a survey dated December 16, 1997 and revised December 2, 1998 and prepared by Kevin L. Birdwell, R.L.S. No. 1797, 4060 Carters Creek Pike Franklin, Tn. 37064 and being more particularly described as follows:

Beginning at an iron pin found on the north right-of-way line of Barnes Road a 50 foot wide right-of-way, said pin being the southwest corner of the William Jones property as recorded in Deed Book 752, Page 671, R.O.D.C., Tennessee and proceeding as follows:

1. With the north right-of-way line of Barnes Road, N83 07'59"W, 301.98 feet; thence

2. Continuing with said right-of-way line, N80 58'28"W, 806.56 feet to an iron pin set at the southeast corner of the George Wair property as recorded in Deed Book 999, Page 267, R.O.D.C., Tennessee; thence

3. Leaving the north right-of-way line of Barnes Road and with the east line of the Wair property, N4 23'59"E, 1416.18 feet to an iron pin set in the south line of the Emory Smith property as recorded in Deed Book 4348, Page 216, R.O.D.C., Tennessee; thence

4. With the south line of the Smith property, S83 51'54"E, 359.99 feet to an iron pin set; thence

5. With the east line of the Smith property, N6 16'24"E, 939.99 feet to an iron pin set; thence

6. With the south line of the Smith property, S83 30'22"E, 745.48 feet to an iron pin set in the westerly right-of-way line of Old Hickory Boulevard; thence
7. Leaving the south line of the smith property and with the westerly right-of-way line of said road, S17 42'59"E, 461.57 feet; thence

8. Continuing with said westerly right-of-way line, southeasterly 495.75 feet along the arc of a curve to the left that has a radius of 1874.03 feet, said curve has a chord bearing and distance of S25 17'41"E, 494.31 feet; thence

9. Continuing with said westerly right-of-way line, S32 49'14"E, 106.16 feet to an iron pin set at the common easterly corner of Tracts One and Four; thence

10. Leaving the westerly right-of-way line of Old Hickory Boulevard and with the common Line of Tracts One and Four, N84 16'00"W, 14.34 feet to an iron pin set; thence

11. Continuing with the common line of Tracts One and Four, S6 25'02"W, 1154.74 feet to an iron pin set in the north line of the aforementioned William Jones property; thence

12. With the north line of the William Jones property, N83 07'59"W, 439.43 feet to an iron pin found; thence

13. With the west line of the Jones property, S7 45'42"W, 319.80 feet to the point of beginning and containing 70.15 acres more or less.

Being part of the same property conveyed to MRS. Frank Jones by Deed of record in Book 702, Page 543, R.O.D.C., Tennessee and to Frank Jones by Deed of record in Book 762, Page 642, R.O.D.C., Tennessee.

EXHIBIT A
TRACT TWO

A tract of land in the Seventh Civil District of Davidson County, Tennessee and being described according to a survey dated December 16, 1997 and revised December 2, 1998 and prepared by Kevin L. Birdwell, R.L.S. No. 1797, 4060 Carters Creek Pike Franklin, Tn. 37064 and being more particularly described as follows:

Beginning at the north end of the northeasterly return curve at the intersection of Old Hickory Boulevard, a 50 foot wide right-of-way and Pettus Road a 50 foot wide right-of-way; thence

1. With the easterly right-of-way line of Old Hickory Boulevard, N32°52'24"W, 22.08 feet; thence

2. Continuing with said easterly right-of-way line, northwesterly 482.50 feet along the arc of a curve to the right that has a radius of 1824.03 feet, said curve has a chord bearing and distance of N25°17'41"W, 481.12 feet; thence

3. Continuing with said easterly right-of-way line, N17°42'59"W, 495.20 feet to an iron pin set at the south east corner of the William H. Helton property as recorded in Deed Book 3536, Page 553, R.O.D.C., Tennessee; thence

4. Leaving the easterly right-of-way line of Old Hickory Boulevard and with the east line of the Helton property, N5°50'42"E, 159.67 feet to an iron pin set in the southerly line of the Daisy C. Gossett property as recorded in Deed Book 1578, Page 423, R.O.D.C., Tennessee; thence

5. Leaving the east line of the Helton property and with the southerly line of the Daisy C. Gossett property the following courses and distances to wit:
S74°51'45"E, 178.51 feet to an iron pin set; thence
S31°59'41"E, 155.43 feet to an iron pin set; thence
S37°06'55"E, 118.05 feet to an iron pin set; thence
S54°05'44"E, 243.40 feet to an iron pin set; thence
S38°56'34"E, 179.37 feet to an iron pin set; thence
S28°56'01"E, 261.22 feet to an iron pin set in the northwesterly right-of-way line of Pettus Road; thence

6. With the northwesterly right-of-way line of Pettus Road, southwesterly 53.16 feet along the arc of a curve to the left that has a radius of 1490.83 feet, said curve has a chord bearing and distance of S58°39'52"W, 53.16 feet; thence

7. Continuing with said northwesterly right-of-way line, S59°10'47"W, 55.69 feet; thence

8. Continuing with said northwesterly right-of-way line, southwesterly 220.27 feet along the arc of a curve to the left that has a radius of 946.15 feet, said curve has a chord bearing and distance of S50°58'24"W, 219.78 feet; thence

9. Continuing with said northwesterly right-of-way line, S44°18'14"W, 153.67 feet; thence

10. Northwesterly 44.86 feet along the arc of curve to the right that has a radius of 25.00 feet the point of beginning, said curve has a chord bearing and distance of N84°17'05"W, 39.08 feet.

Said described tract contains 9.12 acres more or less.

Being part of the same property conveyed to MRS. Frank Jones by Deed of record in Book 702, Page 543, R.O.D.C., Tennessee and to Frank Jones by Deed of record in Book 762, Page 642, R.O.D.C., Tennessee.

EXHIBIT A
TRACT THREE

A tract of land in the Seventh Civil District of Davidson County, Tennessee and being described according to a survey dated December 16, 1997 and revised December 2, 1998 and prepared by Kevin L. Birdwell, R.L.S. No. 1797, 4060 Carters Creek Pike Franklin, Tn. 37064 and being more particularly described as follows:

Beginning at the east end of the southeasterly return curve at the intersection of Old Hickory Boulevard, a 50 foot wide right-of-way and Pettus Road a 50 foot wide right-of-way; thence

1. With the southeasterly right-of-way line of Pettus Road, N44°18'14"E, 176.43 feet; thence

2. Continuing with said southeasterly right-of-way line, northeasterly 167.13 feet along the arc of a curve to the right that has a radius of 896.15 to a concrete monument found in the west line of the Henry Roller property as recorded in Deed Book 1278, Page 349, R.O.D.C., Tennessee, said curve has a chord bearing and distance of N49°38'48"E, 166.89 feet; thence

3. Leaving the southeasterly right-of-way line of Pettus Road and with the west line of the Roller property and the west line of the John Jones property as recorded in Deed Book 2144, Page 461, R.O.D.C., Tennessee, S6°25'01"W, 670.52 feet to an iron pin set in the northeasterly right-of-way line of Old Hickory Boulevard; thence

4. Leaving the west line of the Jones property and with the northeasterly right-of-way line of said road northwesterly 292.96 feet along the arc of a curve to the left that has a radius of 627.57 feet, said curve has a chord bearing and distance of N19°26'51"W, 290.30 feet; thence

5. Continuing with said northeasterly right-of-way line, N32°46'37"W, 151.32 feet; thence

6. Northeasterly 33.68 feet along the arc of a curve to the right that has a radius of 25.00 feet to the point of beginning, said curve has a chord bearing and distance N5°42'55"E, 31.19 feet.

Said described tract contains 1.64 acres more or less.

Being part of the same property conveyed to MRS. Frank Jones by Deed of record in Book 702, Page 543, R.O.D.C., Tennessee.