Prepared By and Return to:

Amy Cross Nance
103 Forrest Crossing Blvd. Suite 200
Franklin, Tennessee 37064
(615) 794-5644

Davidson County DEEDQC
Recvd: 10/15/15 09:59 6 pgs
Fees:32.00 Taxes:0.00
20151015-0104816

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this the 14 day of October, 2015

Notary Public

My Commission Expires: January 11, 2016

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

QUITCLAIM DEED

Address New Owner as Follows:	**Send Tax Bills to:**	**MapParcel Numbers**
Carl L. Wallace	**Same**	**154/276**
747 Pine Hill Rd		**154/131**
Nashville, TN 37221		

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for the express purpose of making a reconveyance to consolidate the following tracts Carl L. Wallace and wife Heidi L. Wallace hereby convey, remise, release and quitclaim unto Amy Cross Nance, Trustee, her successors and assigns, the following described tract of land in Davidson County, Tennessee:

Tract 1 (Tax Map 154 Parcel 131)

Land in the 9th Civil District of Davidson County, Tennessee described according to a survey of Jack R. Underwood, Surveyor dated March 7, 1970 as follows:

Beginning at an iron pin the westerly margin of Griffith Road in the southerly line of the property owned by Wallace and in the northerly line of the property conveyed to us by Zeigler, Trustee; thence North 87 degrees West 500 feet to a stake; thence South 3 degrees West 480 feet to a stake; thence south 87 degrees East and along Gentry's line, 210 feet to a point ; thence North 7 degrees 27; West 368 feet to a point; thence North 82 degrees 36' East 300 feet to a point; thence with the margin of said Griffith Road North 16 degrees 36' West 102 feet to the point of beginning containing 2.5 acres.

Being the same property conveyed to Carl L. Wallace and wife Heidi L. Wallace by deed from Joe Wallace and Sue Wallace of record in Instrument No 20040430-0049079 Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Cynthia A. Badger, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary public for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Name

Notary Signature

MY COMMISSION EXPIRES: 2/20/19

NOTARY'S SEAL

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tract 2 (Tax Map 154 Parcel 276.00)

Property as described on Exhibit A

This is improved property located at: 747 Pine Hill Rd, Nashville, TN 37221

This conveyance is subject to the following: Taxes for the year 2015

And now, I, the said Amy Cross Nance, TRUSTEE, for the express purpose of consolidating two tract into one tract does hereby convey, remise, release and forever quitclaim unto Carl L. Wallace and wife Heidi L. Wallace , their heirs and assigns, the property described as follows:

Being a parcel of land situated in Nashville, Davidson County, Tennessee, and being the Consolidation of the Carl L. Wallace and wife, Heidi L. Wallace Property, as of record in Deed Book 8093, Page 373 in the Register's Office of Davidson County, Tennessee (R.O.D.C.,TN), further identified as Parcel 276.00 on Davidson County Tax Map 154, and the Carl L. Wallace and wife, Heidi L. Wallace Property, as of record in Instrument No. 20040430-0049079-(R.O.D.C.,TN), further identified as Parcel 131.00 on Davidson County Tax Map 154, bounded on the east by the westerly margin of Griffith Road, the Anna Booyens Property, as of record in Instrument No. 20140807-0071151-(R.O.D.C.,TN), further identified as Parcel 43.00 on Davidson County Tax Map 154, bounded on the southeast, south, and southwest by the Carl L. Wallace and wife, Heidi L. Wallace Property, as of record in Instrument No. 20040430-0049080-(R.O.D.C.,TN), further identified as Parcel 293.00 on Davidson County Tax Map 154, bounded on the northwest and north by the Joe & Sue Wallace, Co-Trustees of the Joe & Sue Wallace Revocable Living Trust Property, as of record in Instrument No. 20030417-0051489-(R.O.D.C.,TN), further identified as Parcel 55.00 on Davidson County Tax Map 154, and being more particularly described as follows:
Beginning at an existing Iron Rod in the westerly margin of Griffith Road, said existing Iron Rod being the northeast corner of the Anna Booyens Property, as of record in Instrument No. 20140807-0071151-(R.O.D.C.,TN), said point being located approximately 1,364 southerly from Pine Hill Road as measured along the westerly margin of Griffith Road;
Thence, leaving said margin with a common line with the Anna Booyens Property, as of record in Instrument No. 20140807-0071151-(R.O.D.C.,TN), S82°36'28"W, 300.04' to an existing Iron Rod, said existing Iron Rod being the northwest corner of the Anna Booyens Property, as of record in Instrument No. 20140807-0071151-(R.O.D.C.,TN);
Thence, continuing with a common line with the Anna Booyens Property, as of record in Instrument No. 20140807-0071151-(R.O.D.C.,TN), S12°16'25"E, 374.66' to an existing Iron Rod, said existing Iron Rod being the southwest corner of the Anna Booyens Property, as of record in Instrument No. 20140807-0071151-(R.O.D.C.,TN);
Thence, S88°50'10"W, 78.10' to an existing Iron Rod;
Thence, following the previously recorded Description for the Carl L. Wallace and wife, Heidi L. Wallace Property, as of record in Deed Book 8093, Page 373-(R.O.D.C.,TN)

which is based on an unrecorded Survey entitled: "Subdivision of Property – Joe N. Wallace & Sue T. Wallace" by George & Sanderson Surveying, April 07, 1990 the following six (6) calls:
Thence, a common line with the Carl L. Wallace and wife, Heidi L. Wallace Property, as of record in Instrument No. 20040430-0049080-(R.O.D.C.,TN), S01°06'00"W, 466.69' to an existing Iron Rod at the most southeasterly corner of the Consolidated Tract described herein;
Thence, continuing with a common line with the Carl L. and wife, Heidi L. Wallace Property, as of record in Instrument No. 20040430-0049080-(R.O.D.C.,TN), N88°54'00"W, 466.69' to an existing Iron Rod at the most southwesterly corner of the Consolidated Tract described herein;
Thence, continuing with a common line with the Carl L. and wife, Heidi L. Wallace Property, as of record in Instrument No. 20040430-0049080-(R.O.D.C.,TN), N01°06'00"E, 466.69' to an existing Iron Rod;
Thence, a common line with the Joe & Sue Wallace, Co-Trustees of the Joe & Sue Wallace Revocable Living Trust Property, as of record in Instrument No. 20030417-0051489-(R.O.D.C.,TN), S88°54'00"E, 265.31' to an existing Iron Rod;
Thence, continuing with a common line with the Joe & Sue Wallace, Co-Trustees of the Joe & Sue Wallace Revocable Living Trust Property, as of record in Instrument No. 20030417-0051489-(R.O.D.C.,TN), N02°51'31"W, 478.30' to an existing Iron Rod at the most northwesterly corner of the Consolidated Tract described herein;
Thence, continuing with a common line with the Joe & Sue Wallace, Co-Trustees of the Joe & Sue Wallace Revocable Living Trust Property, as of record in Instrument No. 20030417-0051489-(R.O.D.C.,TN), N87°12'30"E, 500.00' to an existing Iron Rod in the westerly margin of Griffith Road, said existing Iron Rod being the most northeasterly corner of the Consolidated Tract described herein;
Thence, with the westerly margin of Griffith Road, S12°20'40"E, 102.00' to the Point of Beginning. Containing 367,630 square feet or 8.44 Acres, more or less.

Subject property is encumbered by a Sewage Disposal System Easement, as of record in Instrument No. 20150522-0047260-(R.O.D.C.,TN).
Prepared By: H & H Land Surveying, Inc.612A Fitzhugh Boulevard Smyrna, Tennessee 37167 (615) 831-0756 File: 2014-0685 Carl Wallace Consolidation-Description 9-16-2015.doc

Being a parcel of land situated in Nashville, Davidson County, Tennessee and being the Consolidation of the Carl L. Wallace and wife Heidi L. Wallace Property as of record in Book 8093 Page 373 Register's Office for Davidson County, Tennessee(R.O.D.C, TN) further identified as Parcel 276.00 on Davidson County Tax Map 154 and the Carl L. Wallace and wife Heidi L. Wallace Property as of record in Instrument No. 20040430-0049079 R.O.D.C, TN further identified as Parcel

WITNESS our hands this 11 day of October, 2015.

Carl L. Wallace

Heidi L. Wallace

Amy Cross Nance
TRUSTEE

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 Carl L. Wallace and Heidi L. Wallace the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 11 day of October, 2015.

LESLIE A. CAMPBELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 6, 2017

Notary Public

My Commission expires

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 Amy Cross Nance, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed he within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin Tennessee, this 14 day of October, 2015.

Notary Public

SHERI ENGEL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

My commission expires January 11, 2016

Exh. 6+ A

A tract of land in the Ninth Civil District of Davidson County, Tennessee, being a part of the same property conveyed to Joseph N. Wallace and wife, Sue T. Wallace of record in Deed Book 6849, Page 234, and Deed Book 5408, Page 821, Register's Office for Davidson County, and which is hereby made a subdivision thereof more particularly described as follows:

Beginning on an iron pin set this survey in the western right-of-way of Griffith Road, the southeast corner of Joe N. Wallace and wife, Sue T. Wallace (Book 4780, Page 430); thence with the western right-of-way of Griffith Road,

South 12 deg. 20 min. 40 sec. East 50.70 feet to an iron pin set this survey; thence,

South 87 deg. 12 min. 30 sec. West 458.36 feet to an iron pin set this survey; thence,

South 02 deg. 51 min. 31 sec. East 431.70 feet to an iron pin set this survey in the original North Line of Book 2883, Page 19; thence with said original North Line,

South 88 deg. 54 min. 00 sec. East 151.26 feet to an iron pin set this survey in the old fence line (said original North Line); thence,

South 01 deg. 06 min. 00 sec. West 466.69 feet to an iron pin set this survey; thence,

North 88 deg. 54 min. 00 sec. West 466.69 feet to an iron pin set this survey; thence,

North 01 deg. 06 min. 00 sec. East 466.69 feet to an iron pin set this survey in the aforementioned original North line; thence with said original North line,

South 88 deg. 54 min. 00 sec. East 265.31 feet to an iron pin set this survey; thence,

North 02 deg. 51 min. 31 sec. West 478.30 feet to a planted rock (existing) at the intersection of old fences (this line being defined as following the general direction of an old fence determined to be the original western property line of Book 4922, Page 905); thence,

North 87 deg. 12 min. 30 sec. East 500.00 feet, with the general direction of an old fence line (Book 4922, Page 905) to the point of beginning, containing 6.072 acres according to survey by Howard George and Dan Sanderson and show on their plat dated April 07, 1990.

Being part of the same property conveyed to Joseph N. Wallace and wife, Sue T. Wallace by deed from James Willis Roberts and wife, Judy C. Roberts of record in Deed Book 6849, Page 234, and also being a part of the same property conveyed from Sally Gentry of record in Deed Book 5408, Page 821, Registers Office for Davidson County, Tennessee.

And together with an exclusive permanent easement or right-of-way for the use and enjoyment of Carl L. Wallace and wife, Heidi L. Wallace, their heirs, successors and assigns for the purposes of ingress and egress to the land sold. Said easement being more particularly described as follows:

Beginning at a point 250 feet North of an existing iron pin in the southeast corner of a parcel conveyed to Carl L. Wallace by Yvonne Wallace as of record in Book 6949, Page 507, Registers Office for Davidson County, Tennessee; thence North 50 feet along the east line of the same parcel; thence East 50 feet to the western edge of property conveyed to Carl L. Wallace and wife, Heidi L. Wallace by Joseph N. Wallace and wife, Sue T. Wallace by this instrument; thence South 100 feet along the west line of said property; thence West 50 feet to the edge of the parcel conveyed to Carl L. Wallace by Yvonne Wallace; thence North 50 feet to the point of beginning all according to a survey of Howard George and Dan Sanderson referred to above.

This easement shall be perpetual and run with the land.

Being part of the property conveyed to Joseph N. Wallace and wife, Sue T. Wallace by deed from Neal W. Carter and wife, Ann Rankin Carter of record in Book 4780, Page 430, R.O.D.C.

Grantors assign to grantees easement rights held by the grantors pursuant to a deed of record in Book 5345, Page 735, said easement being a non-exclusive permanent easement or right of way over the existing private gravel road for the enjoyment of the said Carl L. Wallace and wife, Heidi L. Wallace, their heirs, successors and assigns, to pass with or without vehicles for