BILL GARRETT, Davidson County
Trans:T20150089819 DEEDQC
Recvd: 10/21/15 15:11 4 pgs
Fees:27.00 Taxes:0.00
20151021-0107250

PREPARED BY: DONOHO, TAYLOR & TAYLOR
204 Court Street
Hartsville, Tennessee 37074

District _____ Map 002 Group _____ Control Map 002 Parcel 00100 & 01400

JOHN D. LILES aka JOHN LILES and wife, LISA LILES
TO
BETTY LOU TAYLOR, TRUSTEE

AND

BETTY LOU TAYLOR, TRUSTEE
TO
JOHN D. LILES and wife, LISA LILES

Address of New Owner and
Mail Tax Notices To:

*5590 John Hager Road
Mt. Juliet, TN 37122

Heather Dawbarn, Register
Rutherford County Tennessee
Rec #: 837692
Rec'd: 20.00
State: 0.00
Clerk: 0.00
Other: 2.00
Total: 22.00
Instrument #: 1979909
Recorded
9/3/2015 at 10:00 AM
in
Record Book 1405 Pgs 1525-1528

QUITCLAIM DEED

For and in consideration of good and valuable considerations, all of which are hereby paid and satisfied in full, and for the express purpose of making a re-conveyance to comply with the zoning regulations of Rutherford County, Tennessee, we, JOHN D. LILES aka JOHN LILES and wife, LISA LILES, by these presents do hereby quitclaim and convey unto BETTY LOU TAYLOR, TRUSTEE, her successors and assigns, the following described tract or parcel of land, to wit:

Lying in Wilson, Rutherford and Davidson Counties, State of Tennessee, as follows:

TRACT 1

Beginning at a point located at the southwesterly corner of property to Eric L. Raefsky and wife, Victoria A. Heil by instrument of record #20040618-0072659, R.O.D.C., and being the northwesterly corner of the herein described tract; thence with the southerly line of Eric L. Raefsky South 85 degrees 03 minutes 49 seconds East 568.90 feet to an existing iron pin; thence South 08 degrees 43 minutes 42 seconds West 45.48 feet to an old gate post; thence South 19 degrees 37 minutes 49 seconds East 9.24 feet to an existing iron pin; thence South 55 degrees 13 minutes 37 seconds East 11.95 feet to an existing iron pin; thence North 85 degrees 06 minutes 36 seconds East 146.81 feet to a 20" cedar; thence South 86 degrees 26 minutes 41 seconds East 176.44 feet to an existing fence post; thence South 87 degrees 38 minutes 50 seconds East 326.48 feet to an existing iron pin; thence South 85 degrees 52 minutes 26 seconds East 225.76 feet to an existing iron pin; thence South 87 degrees 59 minutes 14 seconds East 190.00 feet; thence South 86 degrees 12 minutes 54 seconds East 322.89 feet to an existing iron pin; thence leaving said southerly line and with the westerly line of property conveyed to the Zimmerman Family Partnership, L.P., by deed of record in Book 448, Page 135, R.O.W.C.,

South 10 degrees 13 minutes 30 seconds West 5.55 feet to an iron rod; thence with the southerly line of Zimmerman Family Partnership, L.P., property, South 80 degrees 01 minute 30 seconds East 1193.37 feet to an existing iron pin; thence leaving said southerly line and with the westerly line of property conveyed to the Zimmerman Family Partnership, L.P., by deed of record in Book 448, Page 133, R.O.W.C. South 05 degrees 03 minutes 30 seconds West 1137.42 feet to an iron rod; thence leaving said westerly line with the northerly line of property conveyed to Kathleen G. Vincion as evidenced by Will Book 37, Page 512, R.O. R.C. (Also Deed Book 121, Page 192, R.O.R.C.), along an old lane (Plan Book 12, Page 30, R.O.W.C.) North 80 degrees 15 minutes 16 seconds West 1291.62 feet to an iron rod; thence leaving said northerly line with the westerly line of said Vincion property along an old wire fence row South 09 degrees 59 minutes 48 seconds West 1647.15 feet to a pipe; thence South 09 degrees 47 minutes 23 seconds West 241.87 feet to an iron rod; thence South 00 degrees 10 minutes 44 seconds West 39.29 feet iron rod; thence South 08 degrees 59 minutes 35 seconds West 251.11 feet to an iron rod; thence with line of Bayside Builders, LTD., North 67 degrees 24 minutes 38 seconds West 549.46 feet to an iron rod; thence South 20 degrees 52 minutes 24 seconds West 894.02 feet to an iron rod in the northeast margin of Couchville Pike; thence with said margin North 38 degrees 45 minutes 44 seconds West 174.70 feet to a point, same being point of curvature of a curve proceeding clockwise, having a deflection angle of 07 degrees 28 minutes 21 seconds, a radius of 1079.00 feet, a tangent length of 70.46 feet, and a chord of North 42 degrees 29 minutes 55 seconds West 140.63 feet; thence along said curve an arc length of 140.73 feet to an iron rod; thence leaving said margin with the line of tract #1 of the Lawrence Farm (D.B. 9840, PG. 256, R.O.D.C.T., D.B. 72, PG. 313, and D.B. 566, PG. 534, R.O.R.C.T.) North 09 degrees 57 minutes 46 seconds East 846.68 feet to an iron rod; thence North 27 degrees 25 minutes 05 seconds East 429.28 feet to an iron rod; thence North 68 degrees 18 minutes 28 seconds West 150.00 feet to an iron rod at a post; thence North 01 degree 40 minutes 26 seconds West 503.71 feet to a small hackberry; thence North 00 degrees 55 minutes 51 seconds West 464.81 feet to an iron rod at a cedar snag; thence North 88 degrees 40 minutes 54 seconds West 196.09 feet to an iron rod at a 8" hickory; thence North 01 degree 56 minutes 17 seconds West 398.63 feet to an iron rod at a metal post; thence South 88 degrees 17 minutes 02 seconds West 342.84 feet to an iron stake at a post; thence with the easterly line of Robert J. Beckham by deed of record in Book 5440, Page 994, R.O.D.C., North 04 degrees 01 minute 52 seconds West 484.48 feet; thence North 02 degrees 36 minutes 33 seconds East 711.76 feet to the point of beginning and containing 137.192 acres more or less.

Together with an Easement for ingress and egress and utility purposes as described of record in Instrument Number 20030709-0094516, Register's Office for Davidson County, Tennessee, Record Book 290, page 2208, Register's Office for Rutherford County, Tennessee, and in Deed Book 990, page 2022, Register's Office for Wilson County, Tennessee.

This conveyance is subject to Easements of record in Deed Book 360, page 336, and Deed Book 386, page 349, Register's Office for Wilson County, Tennessee; Easements of record in Record Book 73, page 709, and Record Book 290, page 2208, Register's Office for Rutherford County, Tennessee, and Easements of record in Instrument No. 200110050108401, and Instrument No. 200307090094516, Register's Office for Davidson County, Tennessee.

Current source of title Inst # 20120130-0008254

TRACT 2

THIS BEING the 1.64 acres of this tract located on the south side of Couchville Pike and more particularly described as follows: BEGINNING at an iron rod in the south margin of Couchville Pike, same being the northeast corner of this tract and the northwest corner of the Corps of Engineers property (Percy Priest e Lake); thence leaving road with line of the Corps of Engineers property (Percy Priest Lake) South 37 degrees 31 minutes 08 seconds West 496.90 feet to a concrete monument; thence with line of the Men of Valor property (IN 20080814-0083745, Register's Office, Davidson County, Tennessee) North 10 degrees 19 minutes 49 seconds

East 619.41 feet to an iron rod in the south margin of Couchville Pike; thence with said margin along a curve proceeding clockwise, having a deflection angle of 09 degrees 39 minutes 40 seconds, a radius of 1029.00 feet, a tangent length of 86.96 feet, and a chord of South 43 degrees 35 minutes 34 seconds East 173.30 feet; thence along said curve an arc length of 173.51 feet; thence South 38 degrees 45 minutes 44 seconds East 115.08 feet to the point of beginning containing 1.64 acres more or less.

This is the same property which was conveyed to John D. Liles and wife, Lisa Liles, by Randall C. Kloke and wife, Kelly R. Carroll Kloke, by deed dated January 17, 2012, of record in Record Book 1106, page 3650, Register's Office of Rutherford County, Tennessee; and the same property which was conveyed to John Liles and wife, Lisa Liles, by Patrick Brady Lawrence, et als, by deed dated August 22, 2014, of record in Record Book 1318, page 1787, Register's Office of Rutherford County, Tennessee.

This property is subject to Restrictions of record in Record Book 1318, page 1787, Register's Office of Rutherford County, Tennessee.

2015 and subsequent taxes will be the responsibility of the purchasers.

The preparers of this document have not made a title examination of the herein described property, and no assurance is made of the title by Donoho, Taylor & Taylor.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I, the said BETTY LOU TAYLOR, TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto JOHN D. LILES and wife, LISA LILES, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Witness our hands, this 2 day of September, ~~2014~~ 2015.

JOHN D. LILES

LISA LILES

BETTY LOU TAYLOR, TRUSTEE

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN D. LILES and wife, LISA LILES, the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Hermitage, Tennessee, this 2nd day of September, 2015.

Sharon K Schildt
NOTARY PUBLIC

SHARON K SCHILDT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires August 20, 2019

My commission expires: August 20, 2019

STATE OF Tennessee

COUNTY OF Trousdale

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BETTY LOU TAYLOR, TRUSTEE, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Hartsville, Tennessee, this 2 day of September, 2015.

Anne Kemp
NOTARY PUBLIC

ANNE KEMP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF TROUSDALE

My commission expires: 7-27-16

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 3rd day of September, 2015.

Sharon K Schildt
REGISTER OR NOTARY PUBLIC

SHARON K SCHILDT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires August 20, 2019

My Commission Expires: August 20, 2019