BILL GARRETT, Davidson County
Trans:T20150093182 DEEDQC
Recvd: 11/02/15 13:51 5 pgs
Fees:27.00 Taxes:0.00
20151102-0111351

PREPARED BY:
COPE, HUDSON, REED & MCCREARY, PLLC
16 PUBLIC SQUARE NORTH
MURFREESBORO, TENNESSEE 37130
(615) 893-5522

Name and Address of New Owner:
Nashville Nursery Farms, LLC, a
Tennessee limited liability company
4225 Ashland City Hwy
Nashville, TN 37218

Send Tax Bills To:
New Owner

Map & Parcel Number:
069000060.00
069000061.00
069000077.00

# QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FOR AND IN THE CONSIDERATION of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned, **Melinda D. Mills, as Trustee of The Robert Edwin Mills Family Trust, holding an undivided one-half (1/2) interest as tenant in common, and Melinda D. Mills, holding an undivided one-half (1/2) interest, as tenant in common,** does hereby quitclaim and convey unto **Nashville Nursery Farms, LLC, a Tennessee limited liability company,** its successor and assigns, forever, all of our right, title, claim and interest in and to the following described real estate situated in Davidson County, Tennessee, to-wit:

PARCEL 1:
Land lying in the 13th Civil District, Davidson County, Tennessee, and being shown on Tax Map 69, as Parcels 60.00 and 61.00, also being shown as Tract I in the deed from Terry Flatt and wife, Kim Flatt to CJRT, Inc. of record in Instrument No. 20020712-0083916, Register's Office for Davidson County, Tennessee, and being more particularly described according to a new survey by Jim McAleer, RLS #1133, 6395 Highway 109 North, Lebanon, Tennessee, 37087, dated February 7, 2004, as follows:

Beginning at an axle in the southerly margin of Ashland City Highway (Highway 12), said point also being the northwest corner of Lot 6 of Gardner Meadows, as of record in Plat Book 2330, page 44, thence leaving said margin and with the west line of Lot 6 south 23 degrees 40' 00" West 290.50 feet to an iron pin at the southwest corner of Lot 6; thence with the rear line of Lot 6 South 23 degrees 38' 29" east 140.44 feet to an concrete monument; thence with the rear lines of Lots 5, 4, 3 and 2 south 47 degrees 19' 57" east 466.95 feet to an iron pin in the northerly line of Lot 1; thence with the line of Lot 1 south 59 degrees 24' 38" west 242.11 feet to an iron pin in the northerly margin of the Illinois Central Gulf Railroad; thence

with said margin and a curve to the left, said curve having a radius of 2,542.51 feet, an arc length of 468.36 feet and a chord bearing and distance of north 48 degrees 09' 34" west 467.70 feet to a P.K. nail; thence continuing with said margin north 53 degrees 26' 12" west 325.23 feet to a point in the centerline of Whites Creek; thence leaving said margin and with the centerline of said creek north 34 degrees 26' 58" east 341.49 feet to a point; thence north 37 degrees 55' 23" east 260.64 feet to a point in the southerly margin of Ashland City Highway; thence with said margin and a curve to the right, said curve having a radius of 4,376.20 feet, an arc length of 341.50 feet (passing a witness pin at 90.00 feet from the centerline of said creek) and a chord bearing and distance of south 51 degrees 04' 59" east 341.40 feet to the point of beginning.

This conveyance is made subject to all those certain rights in and to a certain 50 foot non-exclusive Ingress/Egress and Utility Easement retained by Melinda D. Mills, as Trustee of the Robert Edwin Mills Revocable Trust herein to adjoining property owned by them (Map 69, Parcels 77.00 and 78.00) and this conveyance is further made subject to all those certain rights and conditions set forth in the certain Driveway Easement Maintenance Agreement. The 50 foot non-exclusive Ingress/Egress and Utility Easement being more particularly described as follows, to wit:

Beginning at an axle in the southerly margin of Ashland City Highway (Highway 12), said point also being the northwest corner of Lot 6 of Gardner Meadows, as of record in Plat Book 2330, page 44, thence with the west line of Lot 6 south 43 degrees 40' 00" west 290.50 feet to a point at the southwest corner of said Lot 6; thence leaving said lot south 15 degrees 28' 26" west 171.39 fee to a point; thence south 40 degrees 45' 00" west 140.00 feet to a point in the northerly margin of the Illinois Central Gulf Railroad; thence with said margin north 53 degrees 26' 12" west 50.00 feet to a point; thence leaving said margin north 40 degrees 45' 00" east 146.05 feet to a point; thence north 15 degrees 28' 26" east 171.55 feet to a point; thence north 43 degrees 40' 00" east 288.02 feet to a point in the southerly margin of Ashland City Highway; thence with said margin and a curve to the right, said curve having a radius of 4,376.20 feet, 50.00 feet to the point of beginning.

Being the same property of which an undivided one-half (1/2) interest as tenant in common was conveyed to Melinda D. Mills, as Trustee of The Robert Edwin Mills Family Trust by deed dated August 30, 2013, of record in Instrument No. 20130910-0095485, further source of title in Instrument No. 20130910-0095484 and 20051025-0128974, and to Melinda D. Mills, holding an undivided one-half (1/2) interest as tenant in common by deed of record in Instrument No. 20051025-0128974, and further source of title in Instrument No. 20040305-0025722.

PARCEL 2:
TRACT II:
Certain real estate in Davidson County, Tennessee, as follows:
Being a tract of land in the 23rd Civil District of said County, on the south side of Hydes Ferry Turnpike and the east side of Whites Creek, described as follows:

Beginning in the center of said Turnpike at the southeast corner of 50 acres of land conveyed by Frank Hyde to Elias Simpkins, by deed of record in Book 50, page 152, Register's Office for said Court; running thence with said Simpkins' southern line south 61 degrees west 122 1/2 poles to a stake, his corner; thence with his west line, north 28 degrees west 19.17 poles, to his corner in the center of Whites Creek; thence down the center of said Creek with its various meanderings 140 poles, more or less, to a stake, the northwest corner of 50 acres of land conveyed by Frank Hyde to Alex Hyde, by deed of record in Book 42, page 675, said Register's Office; thence with his northerly line east to a stone; his northeast corner; thence with his easterly line south to a stone, his southeast corner in H.B. Hyde's, now Albert Ashton's northerly line; thence north 75 degrees east 39 poles with said H.B. Hyde's line to a red oak; thence north 47 degrees 40.4 poles with said line to the center of the Hydes Ferry Pike; thence with the center of said Turnpike; north 47 1/4 degrees west 32 poles; thence north 48 1/2 degrees west 49.1 poles to the beginning.

Included within the above description BUT EXCLUDED are the following; A tract of 2.8 acres conveyed to the Tennessee Central Railroad, by deed recorded in Book 273, page 74, said Register's Office; a tract of about _____acres conveyed by Albert Ashton and wife, to Isaac Newlin, Jr., by deed recorded in Book 406, page 172, said Register's Office; a strip of land to widen Hydes Ferry Pike conveyed to Davidson County by decree of the Second Circuit Court, of record in Minute Book 65, page 59; and Gardner's Gold Coast Subdivision in its entirety, a plan of which is of record in Book 2133, page 79, said Register's Office.

TRACT III:
A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Being situated in the 13th Civil District of said County, more particularly described as follows:

Beginning at a point in the easterly margin of the Tennessee Central Railroad right-of-way, the southwest corner of this tract and the northwest corner of Lot No. 1 on the Plan of Gardner Meadows, of record in Book 2330, page 44, Register's Office for said County; thence north 61 degrees 21 minutes east 232.6 feet to a point, the southeast corner of Lot No. 2, in the northwesterly line of Lot No. 1 on said plan of Gardner Meadows; thence along the rear lines of Lots Nos. 2, 3, 4 and 5 on said plan, north 47 degrees 05 minutes west 468 feet to a point, the common corner of Lots Nos. 5 and 6 on said plan; thence with the rear line of Lot No. 6 north 23 degrees 50 minutes west 140 feet to a point, the northwest corner of said Lot No. 6; thence south 43 degrees 10 minutes west 254 feet, more or less, to a point in the easterly margin of said Railroad right-of-way; thence, with the margin of the same, southeastwardly 500 feet, more or less, to the point of beginning.

Being a portion of the property conveyed to CJRT, Inc. by deed of record in Instrument No. 20020712-0083916, Register's Office for Davidson County, Tennessee.

Also conveyed with the above-referenced parcel are all those

certain rights in and to a certain 50 foot non-exclusive Ingress/Egress and Utility Easement retained by CJRT, Inc. in the deed to Robert E. Mills and wife, Melinda D. Mills of record in Instrument No. 20040305-0025722, Register's Office for Davidson County, Tennessee. The 50 foot non-exclusive Ingress/Egress and Utility Easement being more particularly described as follows, to wit: Beginning at an axle in the southerly margin of Ashland City Highway (Highway 12), said point also being the northwest corner of Lot 6 of Gardner Meadows, as of record in Plat Book 2330, page 44, thence with the west line of Lot 6 south 43 degrees 40' 00" west 290.50 feet to a point at the southwest corner of said Lot 6; thence leaving said lot south 15 degrees 28' 26" west 171.39 feet to a point; thence south 40 degrees 45' 00" west 140.00 feet to a point in the northerly margin of the Illinois Central Gulf Railroad; thence with said margin north 53 degrees 26' 12" west 50.00 feet to a point; thence leaving said margin north 40 degrees 45' 00" east 146.05 feet to a point; thence north 15 degrees 28' 26" east 171.55 feet to a point; thence north 43 degrees 40' 00" east 288.02 feet to a point in the southerly margin of Ashland City Highway; thence with said margin and a curve to the right, said curve having a radius of 4,376.20 feet, 50.00 feet to the point of beginning.

Being the same property of which an undivided one-half (1/2) interest as tenant in common was conveyed to Melinda D. Mills, as Trustee of the Robert Edwin Mills Family Trust by deed dated August 30, 2013, of record in Instrument No. 20130910-0095487, further source of title in Instrument No. 20130910-0095486, and to Melinda D. Mills holding an undivided one-half (1/2) interest as tenant in common by deed of record in Instrument No. 20061031-0135163, Register's Office of Davidson County, Tennessee.

WITNESS MY HAND on this the 30th day of October, 2015.

**THE ROBERT EDWIN MILLS FAMILY TRUST**

BY: Melinda D. Mills Hee

**MELINDA D. MILLS, TRUSTEE**

Melinda D. Mills

**MELINDA D. MILLS, INDIVIDUALLY**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared MELINDA D. MILLS, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of The Robert Edwin Mills Family Trust, the within named bargainor, a Trust, and that she as such authorized Trustee, with the authority so to do, executed this Quitclaim Deed for the purposes therein contained by signing the name of the Trust as such authorized Trustee.

WITNESS MY HAND and official seal at my office on this the 30th day of October, 2015.

NOTARY PUBLIC

My commission expires: _____

DAVID B. GRAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES
January 9, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, the within named, MELINDA D. MILLS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument (QUITCLAIM DEED) for the purposes therein contained.

WITNESS MY HAND and official seal at my office on this the 30th day of October , 2015.

NOTARY PUBLIC

My commission expires: _____

DAVID B. GRAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES
January 9, 2016

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer is NONE.

AFFIANT

Sworn to and subscribed before me,
This 30th day of October, 2015.

NOTARY PUBLIC
My commission expires: _____

DAVID B. GRAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES
January 9, 2016