**THIS INSTRUMENT PREPARED BY:**
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Alex Stephen Helton<br>Megan Helton<br>901 Kenwick Court W<br>Nashville, TN 37221 | NEW OWNER | Part of 168-00-0-085.00 |

BILL GARRETT, Davidson County
Trans:T20150101606 DEEDQC
Recvd: 12/01/15 13:33 4 pgs
Fees:22.00 Taxes:0.00
20151201-0121143

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me, this the 30th day of November, 2015.

Notary Public

My Commission Expires: _____
(Affix Seal)

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **ALEX STEPHEN HELTON AND MEGAN HELTON, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **ALEX STEPHEN HELTON AND MEGAN HELTON, HUSBAND AND WIFE,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

**TRACT 4**
Commencing at an Iron Pin Set (IPS) on the southerly right of way (33' from centerline) at the northwesterly corner of Margaret Jenkins, as recorded in Instrument Number (I#) 20111229-0101886, Register's Office of Davidson County (R.O.D.C.); thence, with the westerly line of Jenkins, the following calls: South 13°09'47" East, a distance of 827.43 Feet to an 18" Maple tree; South 15°44'27" East, a distance of 47.35 feet to an IPS at the Point of Beginning of the herein described Tract: thence, continuing with Jenkins, the following calls: South 15°44'27" East, a distance of 441.85 feet to an IPF; South 04°41'01" East, a distance of 335.78 feet to a 28" Oak tree;

South 08°16'31" West, a distance of 1083.22 feet to an IPS in the northerly line of Natalie Franz, I# 20051206-0146570, R.O.D.C.; thence, with Franz, North 84°43'18" West, a distance of 52.10 feet to an IPF (T post) at an interior corner of James Jones, as recorded in I# 20070328-0036833, R.O.D.C.; thence, with Jones, the following calls: North 12°58'20" East, a distance of 551.24 feet to an IPF (T post); North 83°20'30" West, a distance of 404.91 feet to an IPF (T post); North 09°53'47" West, a distance of 100.00 feet to an IPF (T post) at the southeasterly corner of Frederick Humbracht, Trustee, as recorded in I# 20090812-0076029, R.O.D.C.; thence, with a new line, severing the property of Alex Helton as recorded in Instrument Number (I#) 20150911-0092484, (R.O.D.C.), the following calls: North 63°13'51" East, a distance of 436.83 feet to an IPS; North 02°22'26" West, a distance of 495.94 feet to an IPS; North 15°44'27" West, a distance of 445.18 feet to an IPS; North 77°33'18" East, a distance of 110.00 feet to the Point of Beginning. Containing 5.19 Acres, more or less, as surveyed by Arrowhead Survey, J. Mark Cantrell, TN RLS# 1859, on this 25th Day of November, 2015, a copy of which is attached as Exhibit "A".

Included in this conveyance is a permanent ingress-egress and utility easement, the same being 25 feet in width and running from Highway 100. Said easement is further described in that certain Declaration of Easement and Maintenance Agreement of record in Instrument No. 20151201-0121139, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Alex Stephen Helton and Megan Helton, husband and wife, by Warranty Deed from Paula Anne Slack, Successor Trustee of the Annie S. Claytor Revocable Living Trust, dated September 10, 2015, of record in Instrument No. 20150911-0092484, Register's Office for Davidson County, Tennessee.

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Midtown Title, LLC shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

[SIGNATURES ON THE FOLLOWING PAGE]

**IN WITNESS WHEREOF**, this instrument has been executed this the 30th day of November, 2015.

**GRANTOR(S)**

**Alex Stephen Helton**

**Megan Helton**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

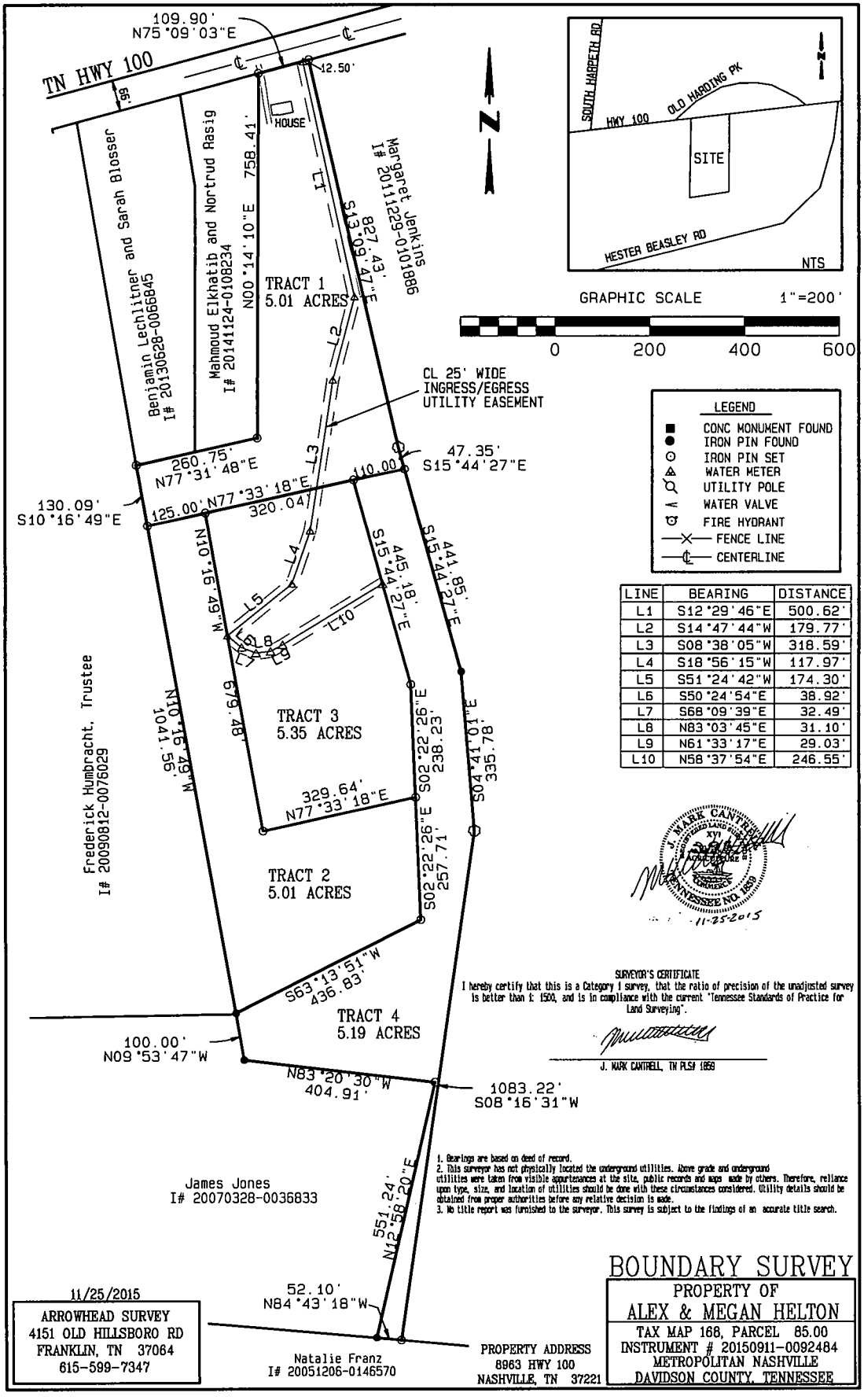
Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Alex Stephen Helton and Megan Helton**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

**IN WITNESS WHEREOF,** this the 30th day of November, 2015.

Notary Public
My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

EXHIBIT "A"




| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S12°29'46"E | 500.62' |
| L2 | S14°47'44"W | 179.77' |
| L3 | S08°38'05"W | 318.59' |
| L4 | S18°56'15"W | 117.97' |
| L5 | S51°24'42"W | 174.30' |
| L6 | S50°24'54"E | 38.92' |
| L7 | S68°09'39"E | 32.49' |
| L8 | N83°03'45"E | 31.10' |
| L9 | N61°33'17"E | 29.03' |
| L10 | N58°37'54"E | 246.55' |

J. MARK CANTRELL
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1859
11-25-2015

SURVEYOR'S CERTIFICATE

I hereby certify that this is a Category I survey, that the ratio of precision of the unadjusted survey is better than 1: 1500, and is in compliance with the current "Tennessee Standards of Practice for Land Surveying".

J. MARK CANTRELL, TN PLS# 1859

1. Bearings are based on deed of record.
2. This surveyor has not physically located the underground utilities. Above grade and underground utilities were taken from visible appurtenances at the site, public records and maps made by others. Therefore, reliance upon type, size, and location of utilities should be done with these circumstances considered. Utility details should be obtained from proper authorities before any relative decision is made.
3. No title report was furnished to the surveyor. This survey is subject to the findings of an accurate title search.

# BOUNDARY SURVEY

PROPERTY OF
ALEX & MEGAN HELTON

TAX MAP 168, PARCEL 85.00
INSTRUMENT # 20150911-0092484
METROPOLITAN NASHVILLE
DAVIDSON COUNTY, TENNESSEE

11/25/2015

ARROWHEAD SURVEY
4151 OLD HILLSBORO RD
FRANKLIN, TN 37064
615-599-7347