BILL GARRETT, Davidson County
Trans:T20150103887 DEEDQC
Recvd: 12/09/15 09:11 3 pgs
Fees:17.00 Taxes:0.00
20151209-0123767

6

THIS INSTRUMENT PREPARED BY:
Esquire Title & Escrow, Inc.
30 Burton Hills Boulevard, Suite 200
Nashville, TN 37215

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $0

AFFIANT: _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19TH DAY OF NOVEMBER, 2015.

NOTARY PUBLIC: I. Dyke Tatum

MY COMMISSION EXPIRES: May 08, 2017

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To::	Map-Parcel Numbers:
The Highland Rim Preservation Trust	**The Highland Rim Preservation Trust**	03800010100
6130 Old Hickory Blvd.	5170 Hickory Hollow Pkwy., #825	
Whites Creek, TN 37189	Antioch, TN 37013	

FOR AND CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **Elizabeth Reed and Scott Cavanaugh,** by these presents does hereby transfer and quitclaim and convey unto **The Highland Rim Preservation Trust,** their successors and assigns, all of their rights, title, and interest in and to the following described tract of land:

Being a tract or parcel of land in the Fourteenth Civil District of Davidson County, Tennessee, said tract being tract no. 4 and tract no. 6 of the property conveyed to Albert G. Carney and wife Deloro N. Carney by deed of record in Book 2151, page 38, R.O.D.C., TN; and being more particularly described as follows:

BEGINNING at a point in the southerly right-of-way line of Old Hickory Boulevard, said point being the northwesterly comer of Henry P. Hamblen, Jr. as of record in Book 5666, page 587, R.O.D.C., TN; and being the northeasterly comer of the herein described tract,

THENCE, leaving said right-of-way line with the westerly line of Henry P. Hamblen, Jr. S 21 degrees 18' 17" E, passing an existing iron pin at 0.47 feet and at 963.74 feet, a total distance of 1,315.30 feet to an existing iron pin located at the southwesterly comer of property conveyed to Charles R. Martin, Jr. by deed of record in Book 11148, page 303, R.O.D.C., TN;

THENCE, with the southerly line of Charles R. Martin, Jr. S 88 degrees 17' 03" E, 640.41 feet to an existing iron pin, said pin being witnessed by a 15" sassafras,

THENCE, leaving said line with the westerly line of property conveyed to John F. Stenburg and Lillie M. Stenburg by deed of record in Book 5613, page 559, R.O.D.C., TN; S 8 degrees 40' 42" E, 276.79 feet to an existing iron pin, said pin being witnessed by a 30" beech,

THENCE, continuing with Stenburg S 27 degrees 29' 21" W, passing an existing iron pin at 410.66 feet, a total distance of 577.50 feet to an iron rod,

THENCE, leaving said westerly line with the northerly line of property conveyed to Davidson County Sportsman Club, Inc. by deed of record in Book 4171, page 435, R.O.D.C., JN; N 84 degrees 42' 12" W, 590.50 feet to an iron rod,

THENCE, continuing N 61 degrees 48' 07" W, 590.50 feet to an iron rod,

THENCE, leaving said northerly line with the easterly line of property conveyed to Glenn S. Cristman and wife Candice H. Cristman by deed of record in Book 10079, page 29 1 , R.O.D.C., TN; N 28 degrees 47' 36" E, 511.50 feet to an existing iron pipe,

THENCE, leaving said line with the easterly lines of property conveyed to Hubert G. Gregory, Jr. (Bk 6108, pg 394) and property conveyed to Gregory J. Lammert (Bk 8317, pg 928) N 31 degrees 04' 28" W, 677.25 feet to an old iron pipe,

THENCE, leaving said line with the northeasterly line of property conveyed to Evans Seay by deed of record in Book 5457, page 704, R.O.D.C., TN; N 47 degrees 14' 15" W, 241.30 feet to an existing iron pin, said pin being witnessed by a 24" oak,

THENCE, leaving said line with the northeasterly line of property conveyed to Max Mendelsohn and wife, Lisa Mendelsohn by deed of record in Book 9041, page 745, R.O.D.C., TN; N 52 degrees 53' 45" W, 267.46 feet to an existing iron pin,

THENCE, continuing with the northerly line of Mendelsohn S 87 degrees 26' 55" W 236.83 feet along a staked line to an existing iron pin located in the Old Stenburg Road,

THENCE, leaving said northerly line with the easterly line of property conveyed to Donald W. Wilkes arid wife, Nancy G. Wilkes by deed of record in Book 5137, page 160, R.O.D.C., TN; N 62 degrees 58, 10" W, 50.05 feet to an existing iron pin located in the center of Old Stenburg Road,

THENCE, continuing with the center of Old Stenburg Road N 38 degrees 53' 25" W, 53.48 feet to an existing iron pin,

THENCE, N 26 degrees 35' 20" W, 104.80 feet to an existing iron pin,

THENCE, N 30 degrees 14' 40" W, 66.68 feet to an existing iron pin,

THENCE, leaving said line with the northeasterly line of property conveyed to Wanda J. Loftin by deed of record in Book 8293, page 298, R.O.D.C., TN; N 42 degrees 03' 05" W, 100.00 feet to an existing iron pin located in the southerly right of-way line of Old Hickory Boulevard,

THENCE, with the southerly right-of-way line of Old Hickory Boulevard and a curve to the right 371.82 feet, said curve having a central angle of 22 degrees 15' 40", a radius of 957.00 feet, and a chord of N 83 degrees 21' 47" E. 369.49 feet to an iron rod,

THENCE, continuing S 85 degrees 30' 23" E, 361.42 feet to an iron rod,

THENCE, with a curve to the left 449 .23 feet, said curve having a central angle of 21 degrees 45' 42", a radius of 1,182.77 feet, and a chord of N 83 degrees 36' 46" E, 446.53 feet to the point of beginning. Containing 1,722,825 square feet or 39.55 acres, the same more or less.

Included in the above but specifically excluded therefrom is that portion thereof described in the deed from John G. Shockley and wife, Kathey E. Shockley to Max Mendelsohn and wife, Lisa Mendelsohn of record as Instrument No. 20050829-0103338, Register's Office for said County.

There is conveyed herewith a permanent (30) thirty foot wide Ingress-Egress and general utility Easement previously reserved and dedicated by the Grantor herein crossing the adjoining property now owned by the Old Hickory Cabin Trust II by deed of record in Instrument No. 20141020-0096311 and more particularly described as follows:

Included in the foregoing description but specifically reserved and dedicated is a permanent thirty (30)-foot wide ingress-egress and general utility easement, more particularly described as follows:

BEGINNING at a point in the southerly right-of-way line of Old Hickory Boulevard, said point being located N 85°30'23" W, 25.00 feet from an existing iron rod located at the northeasterly comer of Tract I (5.001 acres) of the John G. Shockley property, and being the northeasterly corner of the herein described easement,

THENCE, leaving said right-of-way line and with the easterly margin of the herein described easement S 4°29'37" W, 52.49 feet to a point,

THENCE, continuing S 89°30' 00" W, 58.52 feet to an iron rod,

THENCE, S 1°30'00" W, 249.31 feet to an iron rod,

THENCE, S 52°53'45" E, 233.76 feet to an iron rod,

THENCE, with the southeasterly terminus of the herein described easement S 37°06'1 5" W, 30.00 feet to an existing iron pin,

THENCE, with the northeasterly line or the Max Mendelsohn property and the westerly margin of the herein described easement N 52°53' 45" W, 249.18 feel to an iron rod,

THENCE, continuing with said westerly margin N 1 deg 30' 00" E, 293.69 feet to an iron

rod,

THENCE, N. 89 degrees 30'00" E, 60.00 feet to an iron rod,

THENCE; N 4°29'37" E, 25.00 feet to an iron rod,

THENCE, with the southerly right-of-way line of Old Hickory Boulevard S 85°30'23" E, 30.00 feet lo an iron rod and the point of beginning.

Containing 18,325 square feet or 0.42 acre, the same more or less.

The foregoing description is according to a survey prepared by Marty Cantrell, R.L.S., P.O. Box 293192, Nashville, Tennessee 37229, dated July 30, 2005, License No. 1638.

Being the same property conveyed to Elizabeth Reed and Scott Cavanaugh, tenants in common with right of survivorship by deed from John G. Shockley and wife Kathey E. Shockley of record in Instrument No. 20151102-0111313, Register's Office for Davidson County, Tennessee.

This is improved property known as: 6130 Old Hickory Blvd., Whites Creek, TN 37189

Witness my hand this 19th day of November, 2015.

Elizabeth Reed **Scott Cavanaugh**

State of Tennessee
County of Davidson

On this 19th day of November, 2015, before me, a Notary Public, in and for the State and County aforesaid, personally appeared to **Elizabeth Reed and Scott Cavanaugh,** the bargainor 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 this 19th day of November, 2015.

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum

My Commission Expires: May 08, 2017