BILL GARRETT, Davidson County
Trans:T20150108827 DEEDQC
Recvd: 12/28/15 09:54 3 pgs
Fees:17.00 Taxes:0.00
20151228-0129661

**THIS INSTRUMENT PREPARED BY:**
**Sudhakar V Reddy, New Concept Homes, LLC**
**702 Sinclair Circle**
**Brentwood, Tennessee 37027**

| New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Everest Investments, G.P. | NEW OWNER | Map 163 |
| 702 Sinclair Circle | | Parcels 66.00&66.01 |
| Brentwood, TN 37027 | | |

**This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney. The purpose of this instrument is to combine the above two lots into one with the address 5144 Hickory Hollow Pkwy, Antioch, TN 37013.**

## QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that EVEREST INVESTMENTS, G.P., a Tennessee general partnership, for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto EVEREST INVESTMENTS, G.P., all its interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

TRACT ONE, 5144 Hickory Hollow Pkwy (Parcel 66.01):

A tract land in the 2nd, formerly 5th, Civil District of Davidson County, Tennessee State, and described as follows:

Beginning at an iron pin in the northerly margin of Hickory Hollow Pkwy, at the southwest corner of the property conveyed to Alan Abrams, d/b/a Tennessee Funding Company by deed of record in Instrument No. 20060317-0031072, Register's Office for Davidson County, Tennessee, said point also being the southeast corner of the property conveyed to Raymond D. Thurman and Doris Elaine Thurman by deed of record in Book 8483, page 529, said Register's Office; thence with the easterly line of Raymond D. Thurman and Doris Elaine Thurman as follows: North 28 degrees 01 minutes 50 seconds east 182.72 feet to an iron pin set; North 09 degrees 01 minutes 50 seconds East 75.00 feet to an iron pin set; North 05 degrees 58 minutes 10 seconds west 85.00 feet to an iron pin found at a fence corner; thence with the southerly line of Hickory Hollow Townhomes, of record in Book 9700, page 538, said Register's Office, South 67 degrees 32 minutes 10 seconds east 163.55 feet to an iron pin set; thence South 04 degrees 09 minutes 03 seconds West 53.13 feet to an iron pin found at a fence corner; thence with the westerly line of Ralph W. Mello, of record in Book 8556, page 753, said Register's

Office, South 06 degrees 48 minutes 41 seconds West 330.26 feet to an iron pin found in the northerly margin of Hickory Hollow Pkwy, with a curve to the right having the following characteristics: arc 232.70 feet, tangent 116.59 feet, radius 1474.17 feet, delta 09 degrees 02 minutes 39 seconds, and a chord of North 57 degrees 54 minutes 08 seconds west 232.46 feet to the point of beginning and containing 1.396 acres more or less according to a survey by Murray Wall & Company, 1923 Green Hills Boulevard, Franklin, Tennessee. Survey dates July 12, 2007.

Being the same property conveyed to Alan Abrams, d/b/a Tennessee Funding Company, by Substitute Trustee's Deed from David G. Mangum, Substitute Trustee, of record in 20060317-0031072, Register's Office for Davidson County. Being the same property conveyed to Everest Investments, G.P. by Alan Abrams of record instrument# 20070202-0014105, in the Register's Office for Davidson County, Tennessee, dated February 02, 2007 and recorded February 02, 2007 at 13:37.

## TRACT TWO, 5140 Hickory Hollow Pkwy (Parcel 66.00):

A tract land in the 2nd, formerly 5th, Civil District of said County and State, and described according to a copy of a survey thereof, dated February 20, 1969, by Gary R. Cummings, Registered Land Surveyor, Tennessee No. 36, as follows:

Beginning at a spike in the center of Cain Ridge Road about 1.0 miles east of Antioch, said beginning point also being the southwest corner of McMorrough land; thence along McMorrough's easterly line North 12 degrees, 12 minutes West 312.o feet to an iron pin; thence along Choate's line South 70 degrees, 18 minutes east 388.0 feet to an iron pin; thence along Cramer's westerly line South 2 degrees, 30 minutes East 85.0 feet to an iron pin; thence South 17 degrees, 30 minutes West 203.7 feet to a spike in the center of Cain Ridge Road; thence along the center of said road North 47 degrees, 17 minutes West 215.0 feet to the point of beginning containing 2.19 acres more or less.

Being the same property conveyed to Raymond D. Thurman and wife, Doris Elaine Thurman by deed from Robert A. Anderson, Substitute Trustee of record in Book 8483, page 529, Register's Office for Davidson County, Tennessee, dated November 1, 1991 and recorded on November 11, 1991. Being the same property conveyed to Everest Investments, G.P. by Raymond D. Thurman and wife, Doris Elaine Thurman of record instrument # 20140731-0068173, in the Register's Office for Davidson County, Tennessee, dated July 31, 2014 and recorded July 31, 2014 at 09:02.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 28 day of December, 2015.

EVEREST INVESTMENTS, G.P.

By: Sudhakar V Reddy
Its: Manager/ Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, appeared Sudhakar V. Reddy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Sudhakar V. Reddy of Everest Investments, G.P., a Tennessee general partnership, the within named bargainer, and that he as such Sudhakar V. Reddy of the general partnership, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 28th day of Dec, 2015.

Notary Public

My Commission expires:

MICHAEL B. COLYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Sudhakar V Reddy
Affiant

Sworn to and subscribed before me this the 28th day of Dec., 2015.

Notary Public

My commission expires:

MICHAEL B. COLYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019