Prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
from information provided by the parties
without the benefit of a title examination.
The preparer makes no warranties
as to the status of the title.
2016020018

BILL GARRETT, Davidson County
Trans:T20160050784 DEEDQC
Recvd: 06/15/16 14:25 2 pgs
Fees:12.00 Taxes:0.00

20160615-0060681

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration is $ 0.00.

Sworn to and subscribed before me this
31 day of May, 2016.

B Manning
Affiant

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019

QUITCLAIM DEED

Name & Address of NEW OWNER:	Send Tax Bills To	Map and Parcel Number:
Swinging Bridge Properties	New Owner	044-050-236.00 &
502 West Campbell Road		044-050-237.00 &
Goodlettsville TN 37072		044-010-025.00

For and in consideration of Zero Dollars ($0.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Ronald H. Johnson, Successor Co-Trustee of that certain Land Trust created by Agreement dated 12/20/1977, modified on April 1, 1980, January 2, 1990 and May 27, 2003,** hereby quitclaim unto **Swinging Bridge Properties, a TN general partnership,** its heirs and assigns, all right, title and interest in and to the real property situated in Davidson County, Tennessee, described as follows:

TRACT 1 and TRACT 2: PARCELS 044-050-236.00 & 044-050-237.00
Land in the 4th Civil District of Davidson County, Tennessee, in Old Hickory, Tennessee, described according to a survey by Ralph W. C. Lambert, Surveyor, dated June 4, 1977, revised August 4, 1977, as follows:

Beginning at a point in the Southerly margin of Swinging Bridge Road, said point of beginning being the Northwest corner of this tract; thence with the Southerly margin of said Swinging Bridge Road South 46 degrees 51' 13" East 440 feet more or less to a point; thence leaving the margin of said Swinging Bridge Road South 43 degrees 49' 08" West 612.1 feet (and being along the Northwest edge of an existing building wall for a part of this distance) more or less to an iron pin, said iron pin being the Southeast corner of this tract; thence with the Northerly line of the Scenic View Subdivision (not of record) North 46 degrees 34' W 409.5 feet to a concrete monument; thence leaving the line of said Scenic View Subdivision North 41 degrees 13' 29" East 615 feet more or less, to the point of beginning.

INCLUDED in the above described tract but EXCLUDED from this conveyance and from the acreage is a right of way for the Louisville and Nashville Railroad, formerly the Tennessee Central Railroad.

Being the same property conveyed to Robert D. McClendon, Trustee, with full power to sell, mortgage, lease or assign without joinder of any beneficiary, his successors and assigns, by Warranty Deed from Industrial Leasing Corporation, a Tennessee corporation, of record in Book 5235, page 47, Register's Office for Davidson County, Tennessee, dated December 20, 1977 and recorded on December 20, 1977

This is improved property known as 435 Swinging Bridge Road, Old Hickory, TN 37138
AND unimproved property known as 0 Swinging Bridge Road, Old Hickory, TN 37138

TRACT 3: PARCEL 044-010-025.00
Land lying in Nashville, Davidson County, Tennessee, being a part of Vernon Williams, Jr. property of record in Deed Book 4670, page 341, and being bounded on the North by the C.S.X. Railroad, on the East by Robert McClendon as of record in Deed Book 5235, page 47, on the South by Jodi Atwood as of record in Deed Book

3644, page 189, and Deed Book 2335, page 263, on the West by the remainder of said Williams Property as of record in Deed Book 4670, page 341 and being more particularly described as follows:

Beginning at a concrete monument at the Northeast corner of the Jodi Atwood Property of record in Deed Book 3644, page 189, said monument being North 41 degrees 30' 00" East 290.00 feet from the North right of way of Keeton Avenue; thence with Atwood's Northerly line North 46 degrees 31' 34" West 40.02 feet to an iron pin; thence with the severance line North 41 degrees 30' 00" East 361.00 feet to an iron pin in the Southerly right of way of the C.S.X. Railroad; thence with said right of way South 46 degrees 31' 34" East 40.02 feet to an iron pin in the Westerly line of the Robert McClendon Property; thence with said line South 41 degrees 30' 00" West 361.00 feet to the point of beginning.

Being the same property conveyed to Robert D. McClendon, Trustee by Warranty Deed from Edith L. Williams, widow, Vernon M. Williams, Jr. and wife, Kay O. Williams, James A. Charon and wife, Patricia W. Charron, of record in Book 8972, page 651, Register's Office for Davidson County, Tennessee, dated June 03, 1993 and recorded on June 07, 1993

This is unimproved property known as 0 Swinging Bridge Road, Old Hickory, TN 37138.

By instrument dated May 27, 2003 the Land Trust was modified to appoint successor co-Trustees, Ronald H. Johnson and Patricia M. Johnson, duly empowered to act on behalf of the Trust independently and without the joinder of the other co-Trustee. Robert D. McClendon, the original trustee, having since died.

This conveyance is subject to all zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

In witness whereof, I have hereunto set my hand this 31 day of May, 2016.

Land Trust created by Agreement dated 12/20/1977

Ronald H. Johnson, Successor co-Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **Ronald H. Johnson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the authorized signatory and Successor co-Trustee of the Land Trust Agreement dated 12/20/1977, the within named bargainor, and that as such, executed the foregoing instrument with full and complete authority for the purpose therein contained.

Witness my hand, at office, this 31 day of May, 2016.

KENNY N. LOFTIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: August 20, 2019