BILL GARRETT, Davidson County
Trans:T20160055849 DEEDQC
Recvd: 06/30/16 10:53 3 pgs
Fees:17.00 Taxes:0.00
20160630-0066898

THIS INSTRUMENT PREPARED BY:
Judy S. Wells, Attorney
7101 Executive Center Drive, #151
Brentwood, TN 37027

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
Donald K. Lawrence	NEW OWNER	177-001.00 & 177-045.00 (Davidson County)
1845 Old Natchez Trace		23-68.01 & 23-68.03 (Williamson County)
Franklin, TN 37069		

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.

QUITCLAIM DEED TO COMBINE TAX ID PARCELS

KNOW ALL MEN BY THESE PRESENTS that we, **Donald K. Lawrence and Kathryn M. Lawrence**, husband and wife, for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and **for the purposes of combining two tax parcels into one,** have bargained and sold and do hereby convey remise, release and forever quitclaim, , unto **Donald K. Lawrence and wife, Kathryn M. Lawrence**, all our interest, if any whether marital or otherwise, in and to a certain tract of land in Davidson and Williamson Counties, Tennessee, described as follows:

SEE ATTACHED LEGAL DESCRIPTION

BEING the same property conveyed to **Donald K. Lawrence and Kathryn M. Lawrence** by deed of record in Book 6384, page 527, Register's Office for Williamson County, Tennessee and in Instrument No. 20150227-0017268, Register's Office for Davidson County, Tennessee.

This is improved property.

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 28th day of June, 2016.

Donald K. Lawrence

Kathryn M. Lawrence

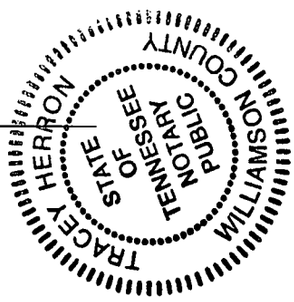
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Donald K. Lawrence and Kathryn M. Lawrence, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oaths acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 28th day of June, 2016.

Notary Public

My Commission Expires: 5/22/17



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 28th day of June, 2016.

Notary Public

My commission expires: 5/22/17



LEGAL DESCRIPTION

Being a tract of land as shown on property map 177, assessor's office and lying within the 1st Civil District of Williamson County, and 35th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee. Bounded in general by Old Harding Road and Samuel Dewitt McGee on the East; William L. Vick; Carl A. Kent; Don M. Bowlin, Jr.; Boyd D. Stearns; Marshall G. Neely, III and Emory L. Linton on the South; Emory L. Linton on the West; Alan A. Costa; Nancy Nichols Schwartz; Esmaeil W. Sharif Mohammadpour; John P. Chaffin and Tyoan/Hammond's 15.82 Tract on the North, more particularly described as follows:

Beginning at an iron pin set on the North West side of Old Harding Road in Davidson County, Tennessee, the South East corner of William L. Vick (Ref. Instrument #20120413-0031740 R.O.D.C. Property Map 177 parcel 9) thence with Vick's east and North lines N 26 degrees 25' 41" W passing a witness iron pin set at 913.49' in all 983.49' to a point in the center of South Harpeth River; thence running up the center of South Harpeth River with the North lines of William L. Vick; Carl A. Kent (Ref. Deed Book 7474, page 252, R.O.D.C.); Don M. Bowlin, Jr. (Ref. Deed Book 10822, page 375, R.O.D.C.), Boyd D. Stearns (Ref. Deed Book 6235, page 144 R.O.D.C.) for the following 3 calls to points; S 66 degrees 58'08" W 223.76'; S 56 degrees 31' 02" W 386.26'; S 51 degrees 45' 55" W 311.16' to the North East corner of Marshall G. Neely III (Ref. Deed Book 9737, page 69, R.O.D.C.) thence with Neely's North line continuing with the center of South Harpeth River S 54 degrees 52' 04" W passing the Williamson County line at approximately 300' in all 975.24' to a point in the North line of Emory L. Linton (ref. Deed Book 51, page 182, R.O.W.C.); thence leaving the river with Linton's North and East lines N 86 degrees 06' 54" W passing a witness iron pin set at 270.46' in all 1752.71' to an existing iron pin labeled "Chapdelaine"; thence N 03 degrees 49' 24" E 1599.94' to an existing iron pin, the South West corner of Alan A. Costa (Ref. Plat Book 58, page 21, R.O.W.C.) thence leaving Linton and with Costa's South line S 84 degrees 16' 44" E 244.48' to an existing iron pin, the South West corner of a second Costa tract (Ref. Plat Book 43, page 134, R.O.W.C.); thence S 86 degrees 14' 41" E 327.80' to an existing iron pin, a South westerly corner of the aforementioned Plat Book 58, page 21, R.O.W.C.; thence S 86 degrees 11' 31" E, 403.11' to an existing iron pin at an iron stake, the South West corner of the Nancy Nichols Schwartz Revocable Trust (Ref. Deed Book 4122, page 904, R.O.W.C.); thence leaving Costa and with Schwartz's South line S 86 degrees 11' 25" E 818.91' to an existing iron pin, thence S 86 degrees 04' 51" E crossing the Davidson County line at approximately 160' in all 352.74' to an existing iron pin, the South West corner of Ismaeil M. Sharif Mohammadpour (Ref. Deed Book 11076, page 770, R.O.D.C.); thence S 87 degrees 49' 56" E 178.51' to an existing iron pin, the South West corner of John P. Chaffin (Ref. Deed Book 9454, page 63, R.O.D.C.); thence with Chaffin's South and East lines S 86 degrees 31' 40" E 175.69' to a red paint planted stone, the South West corner of a Tyoan/Hammond 15.82 Tract to Samuel D. Dewitt; thence with a new line and said 15.82 acres South line S 73 degrees 10' 37" E crossing the South Harpeth River at 1060' in all 1147.24' to an existing witness iron pin on the south side of South Harpeth River and being in the West line of Samuel Dewitt McGee (Ref. Instrument #20080829-0088919, R.O.D.C.); thence with McGee's West line S 28 degrees 42' 02" E Passing a witness iron pin at 696.74' in all 723.38' to a point in the center of Old Haring Road; thence leaving McGee and with the center of Old Harding Road with a curve to the left having the following characteristic; Delta = 09 degrees 13' 15"; Radious – 709.79'; Arc = 114.23'; Tangent = 57.24'; Chord = S 36 degrees 06'21" W 114.11' to a point; thence S 31 degrees 29' 43" W 399.50' to a point; thence N 26 degrees 25' 41" W 29.50' to the point of beginning, containing 106.03 acres according to a survey by Randolph L. Chapdelaine RLS # 1444, 7376 Walker Road, Fairview, Tennessee 37062 and dated March 30, 2014.

Being the same property conveyed to Donald K. Lawrence and Kathryn M. Lawrence, husband and wife, by deed dated February 25, 2015 from Anne K. Mcgee Tyoan and Paul Abdulqader Tyoan A/K/A Paul Abdel-Qader Tyoan, wife and husband, and Donna Hammonds Hayes F/K/A Donna Judith Hammonds, a married woman, of record in Instrument No. 20150227-0017268 Register's Office for Davidson County, Tennessee, and in Book 6384, page 527, Register's Office for Williamson County, Tennessee.