BILL GARRETT, Davidson County
Trans:T20160058462 DEEDQC
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Fees:27.00 Taxes:0.00

20160708-0070221

QUITCLAIM DEED

FROM: WILLIAM F. JACKSON, JR.
Grantor

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

TO: WILLIAM F. JACKSON, JR.
Grantee

Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
William F. Jackson, Jr. 582 Dry Creek Road Goodlettsville, TN 37072	(new owner)	Map 25, Parcel 31 and Map 24, Parcel 117

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Zero Dollars ($0.00).

William F. Jackson, Jr.
Affiant

Sworn to and subscribed before me, this 23rd day of June, 2016.

MARGARET A. DENNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

Margaret A. Dennis
Notary Public

My Commission Expires: 3/3/2020

17881N:160302:1174465:1:NASHVILLE

WHEREAS:

A. By Warranty Deed of record in Book 5637, Page 684, Register's Office for Davidson County, Tennessee ("RODC"), Grantor acquired title to certain real property consisting of approximately 6.4 acres located at 582 Dry Creek Road, Goodlettsville, Tennessee (the "Original Property").

B. By Special Warranty Deed of record as Instrument Number 20160624-0064735, RODC, Grantor conveyed a 2.5 acre portion of the Original Property to Cheryl Harris, Trustee for the 8 Ten Farm Trust. In exchange for said conveyance, Cheryl Harris, Trustee, conveyed certain real property to Grantor described in Special Warranty Deed of record as Instrument Number 20160624-0064734, RODC (the "Exchange Property").

C. The Original Property is currently designated as Map 25, Parcel 31 in the official records of the Metropolitan Government of Nashville and Tax Assessor of Davidson County, Tennessee (the "Metro Records").

D. The Exchange Property is a portion of certain property designated as Map 24, Parcel 117, in the Metro Records.

E. Grantor wishes to combine and consolidate the Original Property and the Exchange Property (collectively, the "Consolidated Property") into one tax parcel in the Metro Records, with the result that the combined property shall thereafter be designated as one tax parcel, namely, Map 25, Parcel 31. A legal description of the Consolidated Property is attached hereto as Exhibit A.

F. For the purpose of accomplishing the above-described consolidation, Grantor enters into this Quitclaim Deed.

NOW THEREFORE, in consideration of the premises, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby quitclaims and conveys to Grantee, his heirs, successors and assigns, all of Grantor's right, title and interest in and to the Consolidated Property as more particularly described on Exhibit A attached hereto and incorporated herein by reference.

The Property is improved property known as 582 Dry Creek Road, Goodlettsville, Tennessee, 37072, and is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Witness my hand this 23rd day of June, 2016.

GRANTOR:

William F. Jackson Jr.

WILLIAM F. JACKSON, JR.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Margaret A. Dennis, a Notary Public of said County and State, William F. Jackson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Deed for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, TN, this 23rd day of June, 2016.

Margaret A. Dennis
NOTARY PUBLIC

My Commission Expires: 3/3/2020

MARGARET A. DENNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

EXHIBIT A

PROPERTY DESCRIPTION

Beginning at an angle iron (old), in the southerly margin of Dry Creek Road, the northwest corner of a tract of land which belongs to Roy V. Ashworth, having a deed reference in Deed Book 9127, Page 31, RODCT, the northeast corner of this tract, and continuing, as follows:
S 07°34'41" W, 437.82 feet to an iron pin (new), in the westerly boundary of said tract of land which belongs to Roy V. Ashworth;
thence with a new line, as follows:
N 64°36'00" W, 192.63 feet to a 12 inch maple tree;
thence, N 56°51'41" W, 228.67 feet to an iron pin (new);
thence, N 83°07'33" W, 179.17 feet to a dead tree;
thence, N 26°32'34" E, 53.03 feet to a 30 inch maple tree;
thence, N 55°20'32" E, 71.11 feet to a 30 inch red oak tree;
thence, N 44°08'10" E, 18.29 feet to an iron pin (new);
thence, N 87°41'08" E, 69.61 feet to an iron pin (new);
thence, S 74°58'00" E, 42.09 feet to an iron pin (new);
thence, N 13°24'17" E, 47.02 feet to an iron pin (new);
thence, N 62°53'09" W, 296.20 feet to an iron pin (new);
thence, N 46°25'46" E, 261.97 feet to an iron pin (new), in the southerly margin of Dry Creek Road;
thence with the southerly margin of Dry Creek Road, as follows:
S 38°17'15" E, 21.88 feet;
thence with a curve to the left, having a radius of 527.50 feet, an arc distance of 281.58 feet, and a chord bearing and distance of S 53°34'48" E, 278.25 feet;
thence, S 68°52'21" E, 7.67 feet;
thence with a curve to the left, having a radius of 1436.53 feet, an arc distance of 223.92 feet, and a chord bearing and distance of S 73°20'16" E, 223.69 feet, to the point of beginning, containing **5.00 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated March 9, 2016.

Being the same property conveyed to Grantor by : (i) warranty deed of record in Book 5637, page 684, and (ii) special warranty deed of record as Instrument No. 20160624-0064734, excluding, however, the property conveyed by Grantor pursuant to special warranty deed of record as Instrument No. 20160624-0064735, Register's Office for Davidson County, TN.