This instrument prepared by:
Thomas N. Jones & Associates
By: Thomas N. Jones, Attorney
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File Number:

Davidson County DEEDQC
Recvd: 09/28/16 15:44 10 pgs
Fees:52.00 Taxes:0.00
20160928-0102485

This instrument is being prepared at the request of the parties without having the benefit of a title examination

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ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL NO.:
Hawkman Properties, LLC	Same	00800007300
c/o 1012 Lucas Court		00800007400
Brentwood, TN 37027		00800007600
		00800012300
		01400002400
		01400002500
		01400003200
		01400003300
		01400003400

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, **Andrew M. Hawkins, David A. Hawkins, Kenneth E. Hawkins, Richard R. Hawkins and Stephen M. Hawkins**, hereinafter Grantors, by these presents, do hereby quitclaim and convey unto, **Hawkman Properties, LLC,** a Tennessee limited liability company, hereinafter Grantee, its successors and assigns all of their right, title and interest in and to the following described property in Davidson County, Tennessee, described as follows, to-wit:

TRACT #1 - 75.29 ACRES

BEING located on the northwest side of Harper Road in Davidson County, Tennessee, and being a portion of the property of record in Instrument Number 20131219-0128254, Register's Office, Davidson County, Tennessee. See Tax Map 78, Parcels 73.00, 74.00, and 123.00, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the northwest margin of Harper Road, same being the

southeast corner of this tract and the southwest corner of Joseph M. Yaney (DB 7680, PG 178, RODCT); thence with said margin along a curve proceeding counter-clockwise, having a deflection angle of 01 degree 51 minutes 29 seconds, a radius of 2825.00 feet, a tangent length of 45.81 feet, and a chord of South 46 degrees 47 minutes 12 seconds West 91.61 feet; thence along said curve an arc length of 91.62 feet; thence South 45 degrees 51 minutes 27 seconds West 1205.70 feet to a point, same being point of curvature of a curve proceeding counter-clockwise, having a deflection angle of 31 degrees 10 minutes 53 seconds, a radius of 985.10 feet, a tangent length of 274.87 feet, and a chord of South 30 degrees 16 minutes 01 second West 529.52 feet; thence along said curve an arc length of 536.11 feet to an axle at a post in said margin; thence leaving road with line of Mark A. Derossett (IN 20000911-0089833, RODCT) North 06 degrees 28 minutes 55 seconds East 2159.21 feet to an axle; thence North 84 degrees 06 minutes 21 seconds West 662.11 feet to an iron rod at a post; thence with line of James Scotty Chambliss (IN 20101229-0103390, RODCT) North 07 degrees 12 minutes 06 seconds East 2009.78 feet to an iron rod; thence with line of Bobby Hunter (DB 7833, PG 369, RODCT) South 83 degrees 20 minutes 35 seconds East 145.62 feet to an iron rod; thence with line of Michael T. Hagar (IN 20070816-0097878, RODCT) South 83 degrees 20 minutes 35 seconds East 353.37 feet to an iron rod; thence with line of Robert E. Major (IN 20080812-0083007, RODCT) South 26 degrees 20 minutes 35 seconds East 1235.50 feet to an iron rod; thence with line of Michael W. Hudgens (DB 9761, PG 763, RODCT) South 12 degrees 29 minutes 29 seconds West 277.44 feet to an iron rod at a metal post; thence with line of Joseph M. Yaney (DB 7680, PG 178, RODCT) South 02 degrees 49 minutes 56 seconds East 246.60 feet to an iron rod at a 6-inch hackberry tree; thence South 06 degrees 45 minutes 21 seconds West 164.41 feet to an iron rod at a 30-inch gum tree; thence South 10 degrees 32 minutes 32 seconds East 119.66 feet to an iron rod at a double sycamore tree; thence South 31 degrees 51 minutes 07 seconds East 230.66 feet to an iron rod at a 14-inch maple tree; thence South 25 degrees 56 minutes 35 seconds East 85.97 feet to an iron rod at a 32-inch beech tree; thence South 14 degrees 35 minutes 32 seconds East 102.30 feet to an iron rod at a 26-inch maple tree; thence South 08 degrees 03 minutes 20 seconds East 194.31 feet to an iron rod at a large snag; thence South 24 degrees 08 minutes 50 seconds East 156.37 feet to an iron rod at an 18-inch beech tree; thence South 20 degrees 50 minutes 49 seconds East 68.04 feet to an iron rod at a 20-inch white oak tree; thence South 28 degrees 53 minutes 49 seconds East 129.69 feet to the point of beginning containing 75.29 acres more or less by survey by Jim Carman, Registered Land Surveyor, Tennessee Number 2053, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated June 1, 2015.

A right of ingress and egress exists across the southern tip of the above described tract for benefit of Mark A. Derossett for access to Harper Road across an existing drive.

TRACT #2 - 196.84 ACRES

BEING located on the southeast side of Harper Road and the north side of Interstate #24, Davidson County, Tennessee, and being a portion of the property of record in

Instrument Number 20131219-0128254, Register's Office, Davidson County, Tennessee. See Tax Map 8, Parcel 76.00 and Tax Map 14, Parcels 24.00, 25.00, 32.00, 33.00, and 34.00, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the north right-of-way of Interstate #24, same being the southwest corner of this tract and the southeast corner of Marion B. Cook (IN 20091117-0105601, RODCT); thence leaving interstate with line of Cook North 00 degrees 19 minutes 06 seconds West 153.55 feet to an iron rod at a post; thence with line of Dennis A. Green (DB 5736, PG 86, RODCT) North 21 degrees 15 minutes 49 seconds East 253.81 feet to an iron rod; thence South 89 degrees 57 minutes 11 seconds East 190.00 feet to an iron rod in center of branch; thence with center of branch and line of Dennis A. Green North 35 degrees 21 minutes 51 seconds East 21.71 feet to a point in center of branch; thence with center of branch and line of Kevin D. Green (IN 20070511-0056972, RODCT) for the next ten (10) calls: North 66 degrees 19 minutes 09 seconds East 37.54 feet; thence North 87 degrees 16 minutes 26 seconds East 56.92 feet; thence North 78 degrees 21 minutes 54 seconds East 41.17 feet; thence South 85 degrees 04 minutes 57 seconds East 57.40 feet; thence North 72 degrees 53 minutes 27 seconds East 170.67 feet; thence North 29 degrees 35 minutes 56 seconds East 40.78 feet; thence North 49 degrees 43 minutes 32 seconds East 85.22 feet; thence North 19 degrees 02 minutes 20 seconds East 77.83 feet; thence North 77 degrees 43 minutes 31 seconds East 37.52 feet; thence North 29 degrees 34 minutes 53 seconds East 60.65 feet to a point in center of branch; thence leaving branch North 55 degrees 31 minutes 22 seconds East 142.73 feet to a point on bluff; thence with line of J. T. Green, Jr. (DB 4301, PG 206, RODCT) North 79 degrees 21 minutes 01 second East 307.29 feet to a point in branch; thence leaving branch North 04 degrees 32 minutes 21 seconds East 346.00 feet to an iron rod at an 8-inch maple tree (passing a witness iron rod at a 14-inch beech tree at 4.25 feet); thence North 83 degrees 35 minutes 44 seconds West 517.85 feet to a pipe; thence with line of Jeffrey A. Bedwell (IN 20130410-0035453, RODCT) North 85 degrees 17 minutes 34 seconds West 249.15 feet to an angle iron; thence with line of Sharon M. Burris (DB 11406, PG 648, RODCT) North 17 degrees 40 minutes 47 seconds East 223.82 feet to an iron rod; thence with line of Aaron E. Pirtle (DB 10241, PG 392, RODCT) North 15 degrees 58 minutes 10 seconds East 89.96 feet to an iron rod; thence North 83 degrees 54 minutes 41 seconds West 172.45 feet to an iron rod in the northeast margin of Harper Road; thence with said margin along a curve proceeding clockwise, having a deflection angle of 01 degree 48 minutes 17 seconds, a radius of 19127.80 feet, a tangent length of 301.29 feet, and a chord of North 18 degrees 35 minutes 36 seconds East 602.51 feet; thence along said curve an arc length of 602.54 feet to a point, same being point of curvature of a curve proceeding counter-clockwise, having a deflection angle of 13 degrees 27 minutes 13 seconds, a radius of 1207.80 feet, a tangent length of 142.46 feet, and a chord of North 12 degrees 46 minutes 08 seconds

East 282.95 feet; thence along said curve an arc length of 283.60 feet to a point, same being point of curvature of a curve proceeding clockwise, having a deflection angle of

39 degrees 48 minutes 56 seconds, a radius of 935.10 feet, a tangent length of 338.64 feet, and a chord of North 25 degrees 56 minutes 59 seconds East 636.82 feet; thence along said curve an arc length of 649.81 feet; thence North 45 degrees 51 minutes 27 seconds East 1205.70 feet to a point, same being point of curvature of a curve proceeding clockwise, having a deflection angle of 02 degrees 43 minutes 51 seconds, a radius of 2775.00 feet, a tangent length of 66.15 feet, and a chord of North 47 degrees 13 minutes 23 seconds East 132.25 feet; thence along said curve an arc length of 132.27 feet to an iron rod in said margin of Harper Road; thence leaving road with line of Joseph M. Yaney (DB 7680, PG 178, RODCT) South 36 degrees 18 minutes 56 seconds East 154.39 feet to an iron rod at a metal post; thence South 78 degrees 29 minutes 33 seconds East 297.00 feet to a point in creek; thence with line of Joseph M. Yaney and Kenneth Wilson (IN 20120221-0014454, RODCT) South 75 degrees 21 minutes 29 seconds East 571.42 feet to an iron rod; thence with line of William Smith (IN 20050106-0002483, RODCT) South 07 degrees 37 minutes 25 seconds West 2077.71 feet to an iron rod at an 8-inch maple tree (passing a witness iron rod at 101.84 feet); thence with line of Gayron C. Lytle (IN 20140326-0024818, RODCT) South 00 degrees 22 minutes 22 seconds East 839.08 feet to an iron rod at a metal post; thence with line of Gusto Records, Inc. (IN 20100226-0014831, RODCT) South 04 degrees 42 minutes 47 seconds West 1770.00 feet to an iron rod in the center of an old road; thence with line of Canary McCord (DB 5766, PG 591, RODCT) and center of an old road for the next two (2) calls: North 05 degrees 27 minutes 47 seconds West 98.55 feet to an iron rod; thence North 22 degrees 24 minutes 33 seconds West 263.92 feet to an iron rod in center of an old road; thence leaving old road and continuing with line of Canary McCord South 07 degrees 09 minutes 55 seconds West 460.00 feet to an iron rod in the north right-of-way of Interstate #24; thence with said right-of-way North 83 degrees 31 minutes 58 seconds West 56.03 feet to a concrete monument; thence North 62 degrees 19 minutes 04 seconds West 497.97 feet to a concrete monument; thence North 41 degrees 42 minutes 39 seconds West 207.88 feet to a concrete monument; thence North 78 degrees 55 minutes 34 seconds West 322.22 feet to a concrete monument; thence North 55 degrees 36 minutes 07 seconds West 256.27 feet to a concrete monument; thence North 65 degrees 50 minutes 02 seconds West 222.84 feet to a concrete monument; thence North 62 degrees 20 minutes 45 seconds West 691.75 feet to a concrete monument; thence along a curve proceeding clockwise, having a deflection angle of 02 degrees 45 minutes 18 seconds, a radius of 7037.00 feet, a tangent length of 169.22 feet, and a chord of North 61 degrees 31 minutes 35 seconds West 338.34 feet; thence along said curve an arc length of 338.37 feet to the point of beginning containing 196.84 acres more or less by survey by Jim Carman, Registered Land Surveyor, Tennessee Number 2053, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated June 1, 2015.

A 30-feet wide right of ingress and egress exists for benefit of the above described tract across the Dennis A. Green property leading to Harper Road. See Deed Book 5736, Page 86, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Andrew M. Hawkins, David A. Hawkins, Kenneth E. Hawkins, Richard R. Hawkins and Stephen M. Hawkins by Quitclaim Deed dated October 30, 2013 from The Alvin R. Hawkins Family Partnership, LP and being of record in Instrument Number 20131219-0128254, Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Executed on this 23 day of September, 2016.

Andrew M. Hawkins

David A. Hawkins

Kenneth E. Hawkins

Richard R. Hawkins

Stephen M. Hawkins

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, Notary Public of said County and State, Andrew M. Hawkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 23 day of September, 2016.

NOTARY PUBLIC

My Commission Expires: March 6, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, Notary Public of said County and State, David A. Hawkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 23 day of September, 2016.

NOTARY PUBLIC

My Commission Expires: March 6, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, Notary Public of said County and State, Kenneth E. Hawkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 23 day of September, 2016.

NOTARY PUBLIC

My Commission Expires: My Comm. Expires March 6, 2018

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, Notary Public of said County and State, Richard R. Hawkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this _____ day of _____, 2016.

NOTARY PUBLIC

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, Notary Public of said County and State, Kenneth E. Hawkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this _____ day of _____, 2016.

_____
NOTARY PUBLIC

My Commission Expires:_____

North Carolina
STATE OF ~~TENNESSEE~~
COUNTY OF Johnston

Personally appeared before me, the undersigned, Notary Public of said County and State, Richard R. Hawkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 23 day of Sept, 2016.

S. Kelly Johnson
NOTARY PUBLIC

My Commission Expires: 7/3/2021

S. KELLY JOHNSON
Notary Public
Johnston Co., North Carolina
My Commission Expires July 03, 2021

7

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, Notary Public of said County and State, Stephen M. Hawkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 23 day of September 2016.

NOTARY PUBLIC

My Commission Expires: March 6, 2018

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater for the transfer is $0.00.

AFFIANT

Sworn and subscribed before me this 23 day of ~~October, 2013~~ September, 2016.

NOTARY PUBLIC

My Commission Expires:

I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 8-11-18

