This instrument prepared by:
George A. Dean
Tune, Entrekin & White PC
Suite 1700, 315 Deaderick Street
Nashville, TN 37238

BILL GARRETT, Davidson County
Trans:T20160090729 DEEDQC
Recvd: 10/14/16 10:01 5 pgs
Fees:27.00 Taxes:0.00
20161014-0108778

DEED OF CONSOLIDATION
(Quitclaim Deed)

Owner Address:	Tax Bills to:	Map & Parcel
Douglas Beets Arline Beets 5508 Brick Church Pike Goodlettsville, TN 37075	Same	Map 18 Parcel 169 Map 18 Parcel 170 Map 18 Parcel 171 Map 18 Parcel 172

For the purpose of consolidating four separate tracts of land into one parcel of property for tax purposes, the owners of the separate parcels, Douglas Beets and Arline Beets, hereby quitclaim and convey to Douglas Beets and Arline Beets this Deed of Consolidation (Quitclaim Deed), consolidating the four tracts of land described below into one consolidated parcel of property as follows:

Tract 1 - Being Tract 7 of an unrecorded survey by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated September 30, 2013.

A tract of land in the 10th Councilmanic District of Davidson County, Tennessee.

Beginning at an iron pin (new), in the northerly margin of Brick Church Pike, said iron pin being located from an iron pin (new), in the northerly margin of Brick Church Pike, in the easterly boundary of a tract of land which belongs to Bob Green, having a deed reference in Instrument No. 20120203-000983, RODCT, N 79° 36' 34" E, 390.73 feet; thence, N 79° 39' 56" E, 16.12 feet; thence, N 80° 01' 44" E, 88.36 feet; thence, N 80° 20' 10" E, 286.04 feet; thence, N 81 ° 57' 58" E, 97.38 feet; thence, N 87° 14' 33" E, 217.72 feet; thence, S 89° 06' 40" E, 65.49 feet; to the point of beginning, the southwest corner of this tract, and continuing with a new line, as follows: N 01 ° 11' 07" W, 2239.30 feet to an iron pin (new), in the southerly boundary of a tract of land which belongs to William T. Carlisle, having a deed reference in Instrument No. 20030508-0061513, RODCT; thence, S 82° 41' 40" E, 151.66 feet to an iron pin (new), in the southerly boundary of said tract of land which belongs to William T. Carlisle; thence with a new line, as follows: ; S 01 ° 11' 07" E, 1269.81 feet to an iron pin (new); thence, S 90° 00' 00" E, 167.34 feet to an iron pin (new); thence, S 00° 00' 00" W, 225.00 feet to an iron pin (new); thence, S 90° 00' 00" W, 50.00 feet; thence, S 00° 00' 00" W, 759.62 feet to an iron pin (new), in the northerly margin of Brick Church

Pike; thence with the northerly margin of Brick Church Pike, as follows: with a curve to the left, having a radius of 736.94 feet, an arc distance of 213.70 feet, and a chord bearing and distance of N 80° 48' 13" W, 212.95 feet; thence, N 89° 06' 40" W, 37.51 feet, to the point of beginning, containing 10.34 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated September 30,2013.

This tract being part of the property that was conveyed to Douglas Beets and Arline Beets by Horace J. Drake and Rebecca F. Drake, Trustees of the Horace J. Drake and Rebecca F. Drake Caring Trust U.T.A. 9-3-91, in instrument 20131120-0119510 recorded in the Register's Office for Davidson County, Tennessee and remains subject to the terms of that Installment Deed, including the land use restrictions which are shown below.

The above-described tract of land is subject to a portion of a Tennessee Valley Authority easement, as shown on the plat, this survey.

Tract 2 - Being Tract 8 of an unrecorded survey by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated September 30, 2013.

A tract of land in the 10th Councilmanic District of Davidson County, Tennessee.

Beginning at an iron pin (new), in the northerly margin of Brick Church Pike, said iron pin being located from an iron pin (new), in the northerly margin of Brick Church Pike, in the easterly boundary of a tract of land which belongs to Bob Green, having a deed reference in Instrument No. 20120203-000983, RODCT, N 79° 36' 34" E, 390.73 feet; thence, N 79° 39' 56" E, 16.12 feet; thence, N 80° 01' 44" E, 88.36 feet; thence, N 80° 20' 10" E, 286.04 feet; thence, N 81 ° 57' 58" E, 97.38 feet; to the point of beginning, the southwest corner of this tract, and continuing with a new line, as follows: N 03 ° 41' 51" W, 117.19 feet to an iron pin (new); thence, N 23 ° 53' 49" W, 30.52 feet to an iron pin (new); thence, N 01 ° 11' 07" W, 1297.48 feet to an iron pin (new); thence, S 900 00' 00" W, 150.03 feet to an iron pin (new); thence, N 01 0 11' 07" W, 864.27 feet to an iron pin (new), in the southerly margin of William T. Carlisle, having a deed reference in Instrument No. 20030508-0061516, RODCT; thence, S 82° 41' 40" E, 454.99 feet to an iron pin (new), in the southerly boundary of said tract of land which belongs to William T. Carlisle; thence with a new line, S 01 ° 11 ' 07" E, 2239.30 feet to an iron pin (new), in the northerly margin of Brick Church Pike; thence with the northerly margin of Brick Church Pike, as follows: N 89° 06' 40" W, 65.49 feet; thence with a curve to the left, having a radius of 1711.68 feet, an arc distance of 217.86 feet, and a chord bearing and distance of S 87" 14' 33" W, 217.72 feet, to the point of beginning, containing 18.47 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc.,

4779 Highway 41 North, Springfield, Tennessee 37172, dated September 30, 2013.

This tract being part of the property that was conveyed to Douglas Beets and Arline Beets by Horace J. Drake and Rebecca F. Drake, Trustees of the Horace J. Drake and Rebecca F. Drake Caring Trust U.T.A. 9-3-91, in instrument 20131120-0119510 recorded in the Register's Office for Davidson County, Tennessee and remains subject to the terms of that Installment Deed, including the land use restrictions which are shown below.

The above-described tract of land is subject to a portion of a Tennessee Valley Authority easement, as shown on the plat, this survey.

Tract 3 - Being Tract 9 of an unrecorded survey by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated September 30, 2013.

A tract of land in the 10th Councilmanic District of Davidson County, Tennessee.

Beginning at an iron pin (new), in the northerly margin of Brick Church Pike, said iron pin being located from an iron pin (new), in the northerly margin of Brick Church Pike, in the easterly boundary of a tract of land which belongs to Bob Green, having a deed reference in Instrument No. 20120203-000983, RODCT, N 79° 36' 34" E, 390.73 feet; thence, N 79° 39' 56" E, 16.12 feet; thence, N 80° 01' 44" E, 88.36 feet; thence, N 80° 20' 10" E, 215.03 feet, to the point of beginning, the southwest corner of this tract, and continuing with a new line, as follows: N 01 ° 11' 07" W, 1467.90 feet to an iron pin (new); thence, N 900 00' 00" E, 150.03 feet to an iron pin (new); thence, S 01 0 11 ' 07" E, 1297.48 feet to an iron pin (new); thence, S 230 53' 49" E, 30.52 feet to an iron pin (new); thence, S 030 41 ' 51" E, 117.19 feet to an iron pin (new), in the northerly margin of Brick Church Pike; thence with the northerly margin of Brick Church Pike, as follows: with a curve to the left, having a radius of 1711.68 feet, an arc distance of 97.39 feet, and a chord bearing and distance of S 81 0 57' 58" W, 97.38 feet; thence, S 800 20' 10" W, 71 .01 feet, to the point of beginning, containing 5.05 acres, as surveyed by Steven E. Artz, Tennessee license No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated September 30,2013.

This tract being part of the property that was conveyed to Douglas Beets and Arline Beets by Horace J. Drake and Rebecca F. Drake, Trustees of the Horace J. Drake and Rebecca F. Drake Caring Trust U.T.A. 9-3-91, in instrument 20131120-0119510 recorded in the Register's Office for Davidson County, Tennessee and remains subject to the terms of that Installment Deed, including the land use restrictions which are shown below.

The above-described tract of land is subject to a portion of a Tennessee Valley Authority easement, as shown on the plat, this survey.

Tract 4 - Being Tract 10 of an unrecorded survey by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated September 30, 2013.

A tract of land in the 10th Councilmanic District of Davidson County, Tennessee.

Beginning at an iron pin (new), in the northerly margin of Brick Church Pike, said iron pin being located from an iron pin (new), in the northerly margin of Brick Church Pike, in the easterly boundary of a tract of land which belongs to Bob Green, having a deed reference in Instrument No. 20120203-000983, RODCT, N 79° 36' 34" E, 390.73 feet; thence, N 79° 39' 56" E, 16.12 feet; thence, N 80° 01' 44" E, 88.36 feet; thence, N 80° 20' 10" E, 63.37 feet; to the point of beginning, the southwest corner of this tract, and continuing with a new line, as follows: N 01 ° 11' 07" W, 1493.37 feet to an iron pin (new); thence, N 90°° 00' 00" E, 150.03 feet to an iron pin (new); thence, S 01 ° 11' 07" E, 1467.90 feet to an iron pin (new); in the northerly margin of Brick Church Pike;:thence, S 80° 20' 10" W, 151.66 feet, to the point of beginning, containing 5.10 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated September 30,2013.

This tract being the property that was conveyed to Douglas Beets and Arline Beets by Horace J. Drake and Rebecca F. Drake, Trustees of the Horace J. Drake and Rebecca F. Drake Caring Trust U.T.A. 9-3-91, in instrument 20131126-0121284 recorded in the Register's Office for Davidson County, Tennessee.

LAND USE RESTRICTIONS

This conveyance is made subject to the following restrictions:

1. No single or doublewide mobile homes permitted.
2. Anyone (1) story home constructed must contain a minimum of 1 ,800 sq. ft. excluding carports, garages and breezeways. Foundation is to be faced with brick or stone.
3. Any two (2) story home constructed must contain a minimum of 2,400 sq. ft. excluding carports, garages and breezeways. Foundation is to be faced with brick or stone.

This instrument is subject to all limitations, restrictions and encumbrances as may affect the property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is 0 dollars.

Affiant

Subscribed and sworn to before me, this 13TH day of October 2016.

My Commission Expires: 02/28/17

Notary Public

JEREMY HUENS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Douglas Beets

Arline Beets

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Douglas Beets and Arline Beets, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville on this the 13TH day of October, 2016.

JEREMY HUENS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission Expires: 02/28/17