BILL GARRETT, Davidson County
Trans:T20160100208 DEEDQC
Recvd: 11/14/16 13:18 6 pgs
Fees:32.00 Taxes:0.00
20161114-0119724

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD VOID THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Chad A. Collier and Heather M. Collier, husband and wife	(NAME) SAME AS NEW OWNER	Map 23 Parcel 82 Map 24 Parcels 1,5, 364, 366
(STREET ADDRESS) 5351 Lickton Pike	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Goodlettsville, TN 37072	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Chad A. Collier and Heather M. Collier, husband and wife,** Grantor, does hereby quitclaim and convey unto **Chad A. Collier and Heather M. Collier, husband and wife**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to Chad A. Collier and Heather M. Collier, husband and wife by Deed from Lawrence S. Sims and wife, Linda K. Sims, of record in Instrument No. 201601280008380, in the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Miriam Ruth Wiggins **Affiant**
Subscribed and sworn before me this the
14 **Day of** November **, 20** 16 **.**
Budi Wera **, Deputy Register**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 14th day of ~~October~~ November, 2016.

Affiant

My commission expires: May 17, 2020
(Affix Seal)

Miriam Ruth Wiggins
Notary Public

Witness my hand this 14 day of ~~October~~ November, 2016.

Chad A. Collier

Heather M. Collier

Miriam Ruth Wiggins
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of ~~October~~ November, 2016, before me personally appeared Chad A. Collier and Heather M. Collier , to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/free act and deed.

Witness my hand and official seal this 14th day of ~~October~~ November, 2016.

Miriam Ruth Wiggins
Notary Public

My Commission Expires: May 17, 2020

Steven E. Artz and Associates, Inc.

Surveyor's Description
Exhibit "A"
December 8, 2011

The following paragraph describes a tract of land in the 11th Councilmanic District of Davidson County, Tennessee, said tract being that property which was conveyed to Lawrence S. Sims, et ux, by Ernest B. Williams, IV, in a deed of record which is recorded in Instrument Number 200710310128551, Register's Office for Davidson County, Tennessee, (RODCT), said tract also being that property which was conveyed to Lawrence S. Smith, by Mark Allen, et ux, in a deed of record which is recorded in Instrument Number 200708170098644, RODCT.

Overall Tract

Beginning at an iron pin (old), in the easterly margin of Lickton Pike, the northwest corner of a tract of land which belongs to Christina Griffin-Parks, having a deed reference in Instrument No. 200811060110524, RODCT, the southwest corner of this tract, and continuing, as follows:
N 20°59'45" E, 404.67 feet to an iron pin (old), in the easterly margin of Lickton Pike, the southwest corner of a tract of land which belongs to Robert Melton, having a deed reference in Deed Book 3464, Page 233, RODCT;
thence with the boundary of said tract of land which belongs to Robert Melton, as follows:
S 69°24'58" E, passing a witness pin (new), and continuing in all, 228.87 feet to a point in the center of a creek, marked by said witness pin (new) on the westerly bank of creek;
thence continuing along the center of said creek, and continuing, as follows:
N 04°36'36" E, 134.06 feet;
thence, N 08°19'10" E, 107.92 feet;
thence, N 16°44'51" E, 167.61 feet;
thence, N 20°01'46" E, 106.74 feet to a point in the center of said creek, marked by a witness pin (new) on the easterly bank of said creek, in the easterly boundary of said tract of land which belongs to Robert Melton, the southwest corner of a tract of land which belongs to Timothy R. Roberts, having a deed reference in Deed Book 9505, Page 778, RODCT;
thence continuing with the boundary of said tract of land which belongs to Timothy R. Roberts, as follows:
S 60°19'03" E, passing a witness pin (new) on the easterly bank of said creek, and continuing in all, 255.30 feet to an iron pin (old);
thence, N 16°36'42" E, 68.97 feet to an iron pin (old);
thence, N 27°24'46" E, 142.01 feet to an iron pin (old);
thence, N 36°35'08" E, 190.98 feet to an iron pin (old), a common corner of said tract of land which belongs to Timothy R. Roberts, a tract of land which belongs to John Martin Dorris, having a deed reference in Deed Book 3255, Page 140, RODCT, and a tract of land which belongs to Amanda D. Neely, having a deed reference in Deed Book 11071, Page 201, RODCT;

Land Surveyors-Tennessee and Kentucky
Phone: (615) 382-0481 **Fax: (615) 382-0262**
4779 Highway 41 North **Springfield, Tennessee 37172**

thence, S 85°06'19" E, passing a common corner of said tract of land which belongs to Amanda D. Neely, and a second tract of land which belongs to Amanda D. Neely, having a deed reference in Deed Book 11283, Page 900, RODCT, and continuing, in all, 2087.40 feet to an iron pin (old), a common corner of said second mentioned tract of land which belongs to Amanda D. Neely, and a tract of land which belongs to Frances Galbreth, having a deed reference in Deed Book 8493, Page 992, RODCT;
thence, S 85°18'45" E, 289.90 feet to an iron pin (old), a common corner of said tract of land which belongs to Frances Galbreth, and a tract of land which belongs to James C. Gordon, Jr., having a deed reference in Deed Book 3376, Page 311, RODCT;
thence with the boundary of said tract of land which belongs to James XC. Gordon, Jr., as follows:
S 02°35'57" E, 149.81 feet to an iron pin (old);
thence, S 85°07'35" E, 486.72 feet to an iron pin (new);
thence, S 85°54'23" E, 290.40 feet to an iron pin (old);
thence, S 86°56'58" E, 46.82 feet to an iron pin (old), a common corner of said tract of land which belongs to James C. Gordon, Jr., a tract of land which belongs to W.D. Cox, having a deed reference in Deed Book 4320, Page 170B, RODCT, and a tract of land which belongs to Eddie B. Taylor, having a deed reference in Deed Book 6136, Page 76, RODCT;
thence continuing with the boundary of said tract of land which belongs to Eddie B. Taylor, and continuing, as follows:
S 05°06'54" W, 136.71 feet to an iron pin (old);
thence, S 05°25'29" W, 217.66 feet to an iron pin (old);
thence, S 05°45'38" W, 202.65 feet to an iron pin (old), a common corner of said tract of land which belongs to Eddie B. Taylor, and a second tract of land which belongs to Eddie B. Taylor, having a deed reference in Instrument No. 200006220062131, RODCT;
thence with said second mentioned tract of land which belongs to Eddie B. Taylor, and continuing, as follows:
S 06°56'57" W, 307.21 feet to an iron pin (new);
thence, S 04°48'54" W, 133.54 feet to an iron pin (old);
thence, S 06°15'36" W, passing a common corner of said second mentioned tract of land which belongs to Eddie B. Taylor, and a tract of land which belongs to Julie A. Strong, having a deed reference in Instrument No. 200906250059077, RODCT, and continuing, in all, 257.41 feet to an iron pin (old), in the westerly boundary of said tract of land which belongs to Julie A. Strong, in the northeast corner of a tract of land which belongs to Charlie S. Woodard, having a deed reference in Instrument No. 200008020076576, RODCT;
thence with the boundary of said tract of land which belongs to Charlie S. Woodard, and continuing, as follows:
N 82°10'58" W, 430.16 feet to an iron pin (old);
thence, N 84°32'28" W, 238.35 feet to an iron pin (old), a common corner of said tract of land which belongs to Charlie S. Woodard, and a tract of land which belongs to Billy Ray Woodard, having a deed reference in Deed Book 9474, Page 114, RODCT;

thence, N 89°35'57" W, 344.43 feet to a 17" Oak, in the northerly boundary of said tract of land which belongs to Billy Ray Woodard;
thence, S 88°51'11" W, passing a common corner of said tract of land which belongs to Billy Ray Woodard, and a tract of land which belongs to Ebb Wayne Woodard, having a deed reference in Deed Book 9474, Page 116, RODCT, and continuing, in all, 247.05 feet to an iron pin (new), in the northerly boundary of said tract of land which belongs to Ebb Wayne Woodard;
thence with the boundary of said tract of land which belongs to Ebb Wayne Woodard, and continuing, as follows:
S 89°09'58" W, 246.79 feet to a 22" Maple;
thence, N 87°55'38" W, 187.64 feet to an iron pin (old), a common corner of said tract of land which belongs to Ebb Wayne Woodard, and said tract of land which belongs to David A. Rank;
thence, N 85°18'21" W, 217.09 feet to an iron pin (new), in the northerly boundary of said tract of land which belongs to David A. Rank;
thence, N 84°06'46" W, 355.12 feet, to an iron pin (new), a common corner of said tract of land which belongs to David A. Rank, and a tract of land which belongs to Dorothy Cummings, having a deed reference in Instrument No. 200005040045128, RODCT;
thence, N 81°29'50" W, 199.00 feet to an iron pin (old), a common corner of said tract of land which belongs to Dorothy Cummings, and said tract of land which belongs to Christina Griffin-Parks;
thence continuing with the northerly boundary of said tract of land which belongs to Christina Griffin-Parks, as follow:
S 88°01'03" W, 442.30 feet to an iron pin (old);
thence, N 82°26'55" W, 268.29 feet to an iron pin (old);
thence, N 01°13'42" W, 131.01 feet to an iron pin (old);
thence, N 34°46'39" E, 118.91 feet to an iron pin (old);
thence, N 03°40'09" E, 49.76 feet to an iron pin (old);
thence, N 86°14'20" W, 333.75 feet to an iron pin (old);
thence, N 79°39'07" W, 139.27 feet to an iron pin (old);
thence, N 66°22'58" W, 171.71 feet to an iron pin (new);
thence, N 84°15'56" W, 145.72 feet to an iron pin (old);
thence, N 59°50'03" W, 105.10 feet, to the point of beginning, containing **115.24 Acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 4779 Hwy. 41 North, Springfield, Tennessee, 37172, dated December 8, 2011.

The above described tract of land is served by a 50' Ingress, Egress, and Public Utility and Drainage Easement, having a deed reference in Instrument No. 20060913-0113415, RODCT.

The above described tract of land is subject to a Water Line Easement of record in Instrument No. 20080913-0113416, RODCT and a 15' Sewage Disposal Easement of record in Instrument No. 20060731-0092127, RODCT.

The above described tract of land may be found on Tax Map 23, Parcel 82, and Tax Map 24, Parcels 1, 5, 364, and 366, in the Tax Assessor's Office for Davidson County, Tennessee.

File: Matt/110169LOV

Land Surveyors-Tennessee and Kentucky
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Line Table		
NUMBER	DIRECTION	DISTANCE
L1	N 04°36'36" E	134.06
L2	N 16°44'51" E	167.61
L3	N 16°36'42" E	68.97
L4	S 86°56'58" E	46.82
L5	N 34°46'39" E	118.91
L6	N 03°40'09" E	49.76
L7	N 59°50'03" W	105.10

Deed North

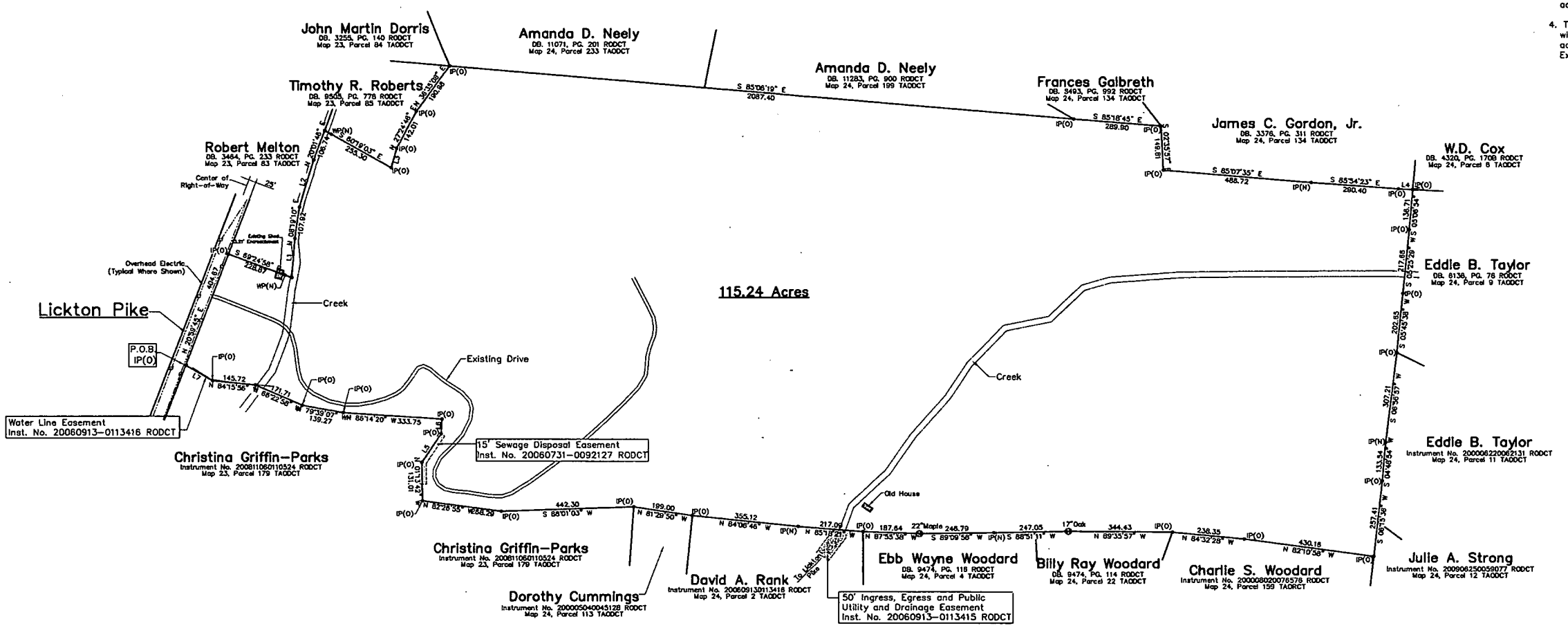
Surveying The Past, Present and Future

200 100 0 200 400

Scale In Feet
1"=200'

Surveyor's Notes:

1. No Title Report was furnished to this surveyor therefore the survey shown hereon is subject to any and all findings an accurate Title Report may reveal.
2. This survey was made using the latest recorded deeds and physical evidence found in the field.
3. All distances shown hereon are based on a field run survey using EDM equipment and have been adjusted for temperature.
4. The survey shown hereon was made in accordance with Chapter 0820-3-.07, Standards of Practice as adopted by the State of Tennessee Board of Examiners for Land Surveyors.



Legend
P.O.C. Point of Commencement
P.O.B. Point of Beginning
WP(N) Witness Pin (New)
IP(O) Iron Pin (Old)
IP(N) Iron Pin (New)
L1 Refer to Line Table Shown Hereon for Data
C1 Refer to Curve Table Shown Hereon for Data
● Marked With IP(N) Unless Otherwise Noted
○ Meander Point

Cad File No. 110168M
Coord. File No. 110169E

CALL BEFORE YOU DIG
811 CALL 811 NATIONWIDE
Know what's below. Call before you dig.
IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION, THE LOCATIONS OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND NOT GUARANTEED TO BE COMPLETE OR ACCURATE. IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS GOVERNING EXCAVATION IN TENNESSEE.

I hereby certify that this is a Category III Survey and that the Ratio of Precision of the unadjusted survey is 1:5000+, as shown hereon.

STEVEN E. ARTZ REGISTERED LAND SURVEYOR TENNESSEE NO. 1708

Deed Reference:
Instrument No. 200710310128551 RODCT
Map 23, Parcel 82 TAORCT
Instrument No. 200710310128551 RODCT
Map 24, Parcels 1 & 366 TAORCT
Instrument No. 200708170098644 RODCT
Map 24, Parcels 5 & 364 TAORCT

Property Survey For
Lawrence Sims
Jarda Mel Property
11th Councilmanic District
Davidson County, Tennessee

Revisions			
Number	Date	By	Comment

Drawn By: MWF
Checked By: SEA
Proj. No.: 110169
Date: 12-8-11

Steven E. Artz and Associates, Inc.
Land Surveyors
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(615) 382-0481

S1.0
Sheet Number