BILL GARRETT, Davidson County
Trans:T20160107341 DEEDQC
Recvd: 12/07/16 08:23 4 pgs
Fees:22.00 Taxes:0.00
20161207-0128183

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Thomas G. Scott, Affiant Subscribed and sworn to before me, this 25th day of November, 2016. Notary Public My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 8, 2019

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
Thomas G. Scott 3355 Stephens Hill Lane Cane Ridge, Tennessee 37013	SAME	173 00 0 089.00 182 01 0A 116.00 CO 182 01 0A 117.00 CO 182 01 0A 118.00 CO 182 01 0A 119.00 CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of love and affection, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Benjamin Thomas Scott, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property, hereby remises,

releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Thomas G. Scott,** and to his heirs and assigns, hereinafter called the Grantee.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

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

WITNESS my hand this 25th day of November, 2016.

Benjamin ~~Thomas~~ Scott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Benjamin Thomas Scott, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 25th day of November, 2016.

My Commission Expires: JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires January 8, 2019

Notary Public

EXHIBIT A

Legal Descriptions

173 00 0 089.00 – 3355 Stephens Hill Lane, Cane Ridge, Tennessee 37013

TRACT A

BEING a parcel of land in the 31st Councilmanic District, Second Precinct, (Second Civil District) of Davidson County, Tennessee, (being known as 14374 Old Hickory Boulevard, Antioch, Tennessee) and shown as part of parcel 89.00 on Davidson County Property Map 173 and being described according to a survey dated July 28, 1998 by George C. Gregory, Registered Land Surveyor No. 1331 and known as Project No. 98-136;

BEGINNING at an existing iron pin, said existing iron pin being the most western northwest corner of the property being described and also being the southwest corner of David E. Stephens, Jr. Property (Parcel 182) and also being the east line of Michael H. Stephens Property (Parcel 176) and also being S 11 deg. 24' 24" W 200.02 feet from an existing iron pin, said iron pin being the northeast corner of said Michael H. Stephens Property (Parcel 176) of record in Deed Book 0380, page 275, Register's Office for Davidson County, Tennessee.

THENCE S 71deg.44' 32" E 335.26 feet with the south line of Parcel 182 to an existing iron pin, the southeast corner of Parcel 182;

THENCE N 15 deg. 05' 31" E 291.20 feet with the east line of Parcel 182 to an elm tree in a fenceline, said elm tree being approximately two feet east of a fence corner;

THENCE S 70 deg. 01' 03" E 301.10 feet with the south line of Parcel 142 and a fenceline to an iron pin set this survey;

THENCE, S 73 deg. 28' 22" E 157.60 feet with the south line of Parcel 142 and a fenceline to a gate post;

THENCE, N 72 deg. 36' 21" E 107.43 feet, more or less with a fenceline to a 48" maple tree, the northeast corner of the parcel being described;

THENCE, S 04 deg. 38' 10" W 642.95 feet, more or less with a fenceline, to a existing pipe at a fencecorner tree, the southeast corner of the parcel being described;

THENCE, W 81 deg. 55' 00" W 150.84 feet with a fenceline to an iron pin set tins survey;

THENCE, N 83 deg. 22' 25" W 466.77 feet with a fence line, to an existing iron pin;

THENCE N 83 deg. 22' 20" W, 200.54 feet, with a fenceline, to an existing iron pin;

THENCE, N 83 deg. 43' 23" W 106.07 feet with a fenceline to an iron pin set this survey, the southeast corner of Tract "A", and also being the southeast comer of Tract "B" THENCE N 11 deg. 28' 31" E 263.96 feet with the east line of said Tract "B" and the east line of said Parcel 176 to an existing iron pin;

THENCE, W 06 deg. 32' 25" W 106.60 feet with the east line of Parcel 176, to the point of beginning, containing 11. 72 acres, more or less.

Being the same property conveyed to Thomas E. Stewart, Trustee, by deed from Thomas G. Scott and Benjamin Thomas Scott, as tenants in common, and being further conveyed to Thomas G. Scott and Benjamin Thomas Scott, as joint tenants with rights of survivorship, by deed from Thomas E. Stewart, Trustee, of record as Instrument No. 20080708-0069967, Register's Office for Davidson County, Tennessee.

This is improved property known as 3355 Stephens Hill Lane, Cane Ridge, Tennessee 37013.

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182 01 0A 116.00 CO – 273 Sundown Drive, Antioch, Tennessee 37167
182 01 0A 117.00 CO – 277 Sundown Drive, Antioch, Tennessee 37167
182 01 0A 118.00 CO – 280 Sundown Drive, Antioch, Tennessee 37167
182 01 0A 119.00 CO – 276 Sundown Drive, Antioch, Tennessee 37167

LAND in Davidson County, Tennessee being Lots Nos. 27, 28, 29, & 30, on the Plan of Sunset Hills Subdivision, Phase Two, Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20100222-0013295, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Benjamin Thomas Scott by deed from SAF Properties, a Tennessee general partnership, of record as Instrument No. 20100226-0014629, Register's Office for Davidson County, Tennessee.

These are unimproved properties known as 273, 276, 277 and 280 Sundown Drive, Antioch, Tennessee 37167.
