BILL GARRETT, Davidson County
Trans:T20160114635 DEEDQC
Recvd: 12/29/16 12:59 4 pgs
Fees:22.00 Taxes:0.00
20161229-0136884

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, Tennessee 37215** **File No. 161110023**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 27 day of December 2016. Notary Public My Commission Expires:

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John P. Brown and Anne K. Brown 3506 Franklin Pk Nashville, TN 37204	New Owner	118-11-0-163.00 and 118-11-0-162.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **John P. Brown and wife, Anne K. Brown,** (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey unto **John P. Brown and wife, Anne K. Brown,** their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

TRACT I:

Land in Davidson County, Tennessee, being described according to a survey dated June 28, 2006, by John Kohl and Company, a Division of the Schnieder Corporation, Patrick S. Coode Registered Land Surveyor No. 855 to wit: Beginning at the Northwest corner of the David Hart property of record in Instrument Number 20040412 - 0040995, on the Easterly right of way of a frontage road leading to Franklin Pike said point being N 38Â°04' 19 E 163.55' feet from a highway monument on said right of way; thence N 38Â°04' 19 E 261.88 feet to a highway monument; thence S 87Â°44' 36 W 98.97 feet to a highway monument; thence N 32Â°25' 27 E 263.16 feet to a highway monument in the Westerly right of way of I-65; thence with said right of way S 28Â°40'50 E 234.51 feet to an iron pin; thence S 28Â°41' 01 E 208.00 feet; thence leaving said I-65 S 85Â°01' 56 W 417.60 feet to the point of beginning, and containing 1.88 acres more or less.

Being the same property conveyed to JOHN P. BROWN AND WIFE, ANNE K. BROWN, by deed from AMY WILLIAMS SMITH AND EARL J. SMITH, JR., of record in Instrument No. 20121119-0106380, dated November 15, 2012, in the Register's Office for Davidson County, Tennessee

TRACT II:

Land in the 25th Councilmanic District of Nashville, Davidson County, Tennessee, being a part of the property shown on the State of Tennessee right of way plan project U-006-2(II), sheet I, more particularly described as
follows:

Beginning at a concrete highway monument located at the Northwesterly terminus of frontage road E shown on said plan; thence along said Northerly terminus N 87Â°44' 36 E 98.97 feet to a concrete highway monument at the Northeast terminus of said frontage road; thence following the West right of way of frontage road E W 38Â°04' 19 W 260.51 feet to a point located 1.37 feet North of the Southerly line of the John Brown property recorded in Instrument No. 20121119-0106380, Register' s Office for said county; thence crossing said frontage road, parallel with an extension of the South line of said Brown, S 85Â°01' 56 W, 121.21 feet to a point located approximately 1 foot East of an existing controlled access fence; thence generally following said fence and 1 foot East thereto N 29Â°14' 15 E, 39.03 feet; thence continuing with said fence N 39Â°29' 39 E, 233.40 feet; thence S 80Â°34' 35 E, 15.20 feet to the point of beginning and containing 24,276 square feet or 0.56 acre, more or less.

Being the same property conveyed to JOHN P. BROWN AND WIFE, ANNE K. BROWN, by deed from STATE OF TENNESSEE, of record in Instrument No. 20141203-0110948, dated November 6, 2014, in the Register's Office for Davidson County, Tennessee

The above property now being known as:

See attached Exhibit A.

The purpose of this Quitclaim Deed is to combine Tract I and Tract II into one parcel and assign one single Tax ID number.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2017 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27 day of Dec, 2016.

John P. Brown

Anne K. Brown

STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named John P. Brown and Anne K. Brown, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 27 day of December 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Exhibit A

LAND DESCRIPTION

LAND IN THE 25TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING A PART OF THE PROPERTY SHOWN ON THE STATE OF TENNESSEE RIGHT OF WAY PLAN **PROJECT U-006-2(11)**, SHEET 1, AND THE JOHN BROWN PROPERTY RECORDED IN INSTRUMENT NO. 20121119-0106380, REGISTER'S OFFICE FOR SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE DAVID HART PROPERTY OF RECORD IN INSTRUMENT NUMBER 200404120040995, ON THE EASTERLY RIGHT OF WAY OF A FRONTAGE ROAD LEADING TO FRANKLIN PIKE, SAID POINT BEING N 38°04'19" E 163.55' FEET FROM A HIGHWAY MONUMENT ON SAID RIGHT OF WAY;
THENCE N 38°04'19" E, 1.37 FEET;
THENCE CROSSING SAID FRONTAGE ROAD, S 85° 01' 56" W, 121.21 FEET TO A POINT LOCATED APPROXIMATELY 1 FOOT EAST OF AN EXISTING CONTROLLED ACCESS FENCE;

THENCE GENERALLY FOLLOWING SAID FENCE AND 1 FOOT EAST THERETO N 29° 14' 15" E, 39.03 FEET;

THENCE CONTINUING WITH SAID FENCE N 39° 29' 39" E, 233.40 FEET;

THENCE S 80° 34' 35" E, 15.20 FEET;

THENCE N 32°25'27" E 263.16 FEET TO A HIGHWAY MONUMENT IN THE WESTERLY RIGHT OF WAY OF I-65;

THENCE WITH SAID RIGHT OF WAY S 28°40'05" E 234.51 FEET TO A IRON PIN;
THENCE S 28°41'01" E 208.00 FEET;
THENCE LEAVING SAID I-65 S 85°01'56" W 417.60 FEET TO THE POINT OF BEGINNING.

Total acreage is approximately 2.44 Acres.