BILL GARRETT, Davidson County
Trans:T20170012425 DEEDQC
Recvd: 02/10/17 10:50 3 pgs
Fees:17.00 Taxes:0.00
20170210-0014084

THIS INSTRUMENT WAS PREPARED BY:
Bankers Title & Escrow Corporation
5107 Maryland Way, Ste. 115, Brentwood TN 37027

New Owner:	Send Tax Bills To:	Map & Parcel No:
Houston Herbert	Same	
7336 Cockrill Bend Blvd.		Map 67, Parcel 67
Nashville, TN 37209		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in and paid, R.D. Herbert & Sons Company, a Tennessee corporation, (the "Grantor"), has this day bargained and sold and does hereby transfer, convey and quitclaim unto Houston Herbert, (the "Grantee"), his heirs, successors and assigns forever, all of its right, title and interest in and to certain real property situated in Davidson County, Tennessee, and described as follows:

See "Exhibit A" attached hereto.

Being the same property conveyed to R. D. Herbert & Sons Company, a Tennessee corporation by Warranty Deed from Tiger Town, LTD, an Alabama limited partnership which is of record in Instrument number 20090806-0073705 in the Register's office for Davidson County, Tennessee.

This conveyance is made subject to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also subject to any state of facts which an accurate survey of said property would show.

This is improved property known as: 5401 Ashland City Highway, Nashville, TN.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed for the purposes herein stated by subscribing its signature this 7th day of February, 2017.

GRANTOR:

R. D. Herbert & Sons Company

By: Houston Herbert
Houston Herbert, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jeannie Scheiding, a Notary Public in and for said State and County, personally appeared Houston Herbert, President of R. D. Herbert & Sons Company, a Tennessee Corporation, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President and authorized signer for R. D. Herbert & Sons Company, a Tennessee Corporation, the within named bargainor, and that he as such President and authorized signer executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation by himself as such President and authorized signer.

Witness my hand and seal, at office, this 7th day of February, 2017.

My Commission Expires 3/10/19

Jeannie Scheiding
Notary Public

JEANNIE SCHEIDING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-10-2019

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $-0-.

Houston Herbert
AFFIANT

Subscribed and sworn to before me this 7th day of February, 2017.

My Commission Expires:

3/10/19

Jeannie Scheiding
NOTARY PUBLIC

JEANNIE SCHEIDING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-10-2019

EXHIBIT A

Legal Description

Beginning at an iron pin located in the southerly boundary of the Cheatham County Rail Authority property as described in deed book 256 page 436 Register's Office of Davidson County Tennessee, the northwesterly corner of the Leonard K. Schubert property as described in deed book 9382 page 484, and being the True Point of Beginning; thence with a fence being the westerly boundary of said Schubert the following calls, all to iron pins (found),
South 18°49'42" East, a distance of 228.22 feet,
South 25°25'36" East, a distance of 88.21 feet,
South 30°48'33" East, a distance of 113.04 feet,
South 24°21'40" East, a distance of 30.79 feet and
South 21°29'08" East, a distance of 144.64 feet to the centerline of Sulphur Creek; thence with the centerline of said creek the following calls,
South 61°20'48" West, a distance of 145.75 feet,
South 27°46'34" West, a distance of 67.52 feet,
South 06°39'19" West, a distance of 69.62 feet,
South 25°08'19" West, a distance of 104.59 feet,
South 59°24'55" West, a distance of 166.60 feet,
South 84°36'38" West, a distance of 110.11 feet,
North 71°56'33" West, a distance of 96.95 feet,
North 88°26'59" West, a distance of 376.84 feet,
South 77°26'50" West, a distance of 181.33 feet,
North 72°58'57" West, a distance of 357.65 feet and
South 21°19'00" East, a distance of 308.39 feet, to the apparent top of bank of the Cumberland River; thence with said Cumberland River the following calls,
South 35°20'48" West, a distance of 52.03 feet,
North 57°20'55" West, a distance of 69.95 feet,
North 36°24'09" West, a distance of 109.45 feet,
North 41°53'21" West, a distance of 67.85 feet,
North 54°25'29" West, a distance of 84.09 feet,
North 53°09'01" West, a distance of 57.94 feet,
North 43°55'28" West, a distance of 194.29 feet,
North 37°37'08" West, a distance of 191.90 feet,
North 45°34'45" West, a distance of 68.72 feet,
North 29°40'37" West, a distance of 60.08 feet,
North 56°04'21" West, a distance of 57.14 feet,
North 45°01'44"West, a distance of 96.99 feet,
North 58°30'03" West, a distance of 24.27 feet,
North 52°44'03" East, a distance of 26.83 feet to an iron pin (set) capped and stamped "Mercier 1972" hereinafter, iron pin (set) and North 00°08'34" West, a distance of 80.89 feet to an iron pin (set) on the southerly boundary of said Cheatham County Rail Authority property; thence with said southerly boundary the following calls all to iron pins (set), South 75°50'24" East, a distance of 193.64 feet and South 77°17'49" East, a distance of 129.38 feet to a curve to the left having a radius of 1775.21 feet, an arc distance of 1011.91 feet, and a chord bearing and distance of North 82°51'47" East 998.27 feet; thence continuing with said southerly boundary North 65°20'13" East, a distance of 616.61 feet to the Point of Beginning and containing 26.68 Acres, more or less, according to a survey by Randall A. Mercier RLS #1974, AMEC Earth & Environmental, Inc., 3800 Ezell Road, Suite 100, Nashville, TN 37211, dated 8/4/09.