THIS INSTRUMENT PREPARED BY:
Paul A. Gontarek
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

BILL GARRETT, Davidson County
Trans:T20170016376 DEEDQC
Recvd: 02/24/17 11:34 4 pgs
Fees:22.00 Taxes:0.00
20170224-0018612

QUITCLAIM DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Anna Virginia Teeples, Trustee, Affiant

Subscribed and sworn to before me,
this 24th day of February, 2017.

Notary Public
My Commission Expires:

DIANNE JAYNES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-20

Address of new owner:
Anna Virginia Teeples, Trustee
The Anna Virginia Teeples Trust
2916 Snowden Road
Nashville, TN 37204

Send Tax Bills to: SAME

Map-Parcel Number:
11809017900

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **ANNA VIRGINIA TEEPLES, as Trustee of the ANNA VIRGINIA TEEPLES TRUST** (the "Grantor"), hereby quitclaim and convey unto **ANNA VIRGINIA TEEPLES, as Trustee of the ANNA VIRGINIA TEEPLES TRUST** (the "Grantee"), its successors and assigns, all of the Grantor's right, title, and interest in and to certain real property located in Davidson County, Tennessee, being more particularly described as follows:

> A tract of land located in the 25th Council District of Davidson County, Tennessee, being known as Lot 10 on the Map of Sutton Hill Section of Marengo Park as of record in Book 974, Page 67 in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a capped iron rod set on the eastern right-of-way line of Snowden Road, having a right-of-way width of 50 feet, said point being the southwest corner of Lot 11 on the Map of Sutton Hill Section of Marengo Park as of record in Book 974, Page 67 in the Register's Office of Davidson County, Tennessee, the same point also being the northwest corner of the property being herein described; thence, leaving said point and east right-of-way line of Snowden Road, with and along the southern property line of Lot 11, South 83 degrees 03 minutes 49 seconds East, 191.20 feet to a capped iron rod set on the western property line of Lot 13 on the Map of Sutton Hill Section of Marengo Park as of record in Book 974, Page 67 in the Register's Office of Davidson County, Tennessee, the same point being located at the northeast corner of the property being herein described; thence, leaving said point South, 06 degrees 56 minutes 14 seconds West, 87.29 feet to a capped iron rod set at the southeast corner of the property being herein described, said point also located on the northern property line of the Westside Investments Property as recorded in instrument 000054330000018 in the Register's Office of Davidson County, Tennessee; thence, in a curve to the right, passing thru an iron rod set in concrete at 91.69 feet, having a radius of 1383.94 feet, an arc length of 194.37 feet and being subtended by a chord of South 86 degrees 52 minutes 57 seconds East, 194.18 feet to a capped iron rod set on the aforementioned east right-of-way line of Snowden Road, said point being the southwest corner of the property being herein described; thence, leaving said point, with and along the east right-of-way line of Snowden Road North 06 degrees 56 minutes 11 seconds East, 121.19 feet to the POINT OF BEGINNING.

Said tract of land herein described contains 20,372 square feet or 0.47 +/- Acres.

Being the same property conveyed to Anna Virginia Teeples, as Trustee of the Anna Virginia Teeples Trust, by Warranty Deed from Scott Michael Greene and wife, Dominique Greene, dated April 21, 2015, of record as Instrument Number 20150428-0037787 in the Register's Office for Davidson County, Tennessee, the legal description for which has been revised pursuant to that certain Boundary Survey conducted by Clint T. Elliott, Registered Land Surveyor, attached hereto as Exhibit A and incorporated herein by reference.

This is an improved property known as 2916 Snowden Road, Nashville, TN 37204.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This deed was prepared without the benefit of a title search and uses the survey description based on the Boundary Survey conducted by Clint T. Elliott, Registered Land Surveyor, which is attached hereto as Exhibit A, as the legal description for the property herein conveyed.

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

WITNESS my hand this the 24th day of February, 2017

ANNA VIRGINIA TEEPLES, Trustee of the ANNA VIRGINIA TEEPLES TRUST

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

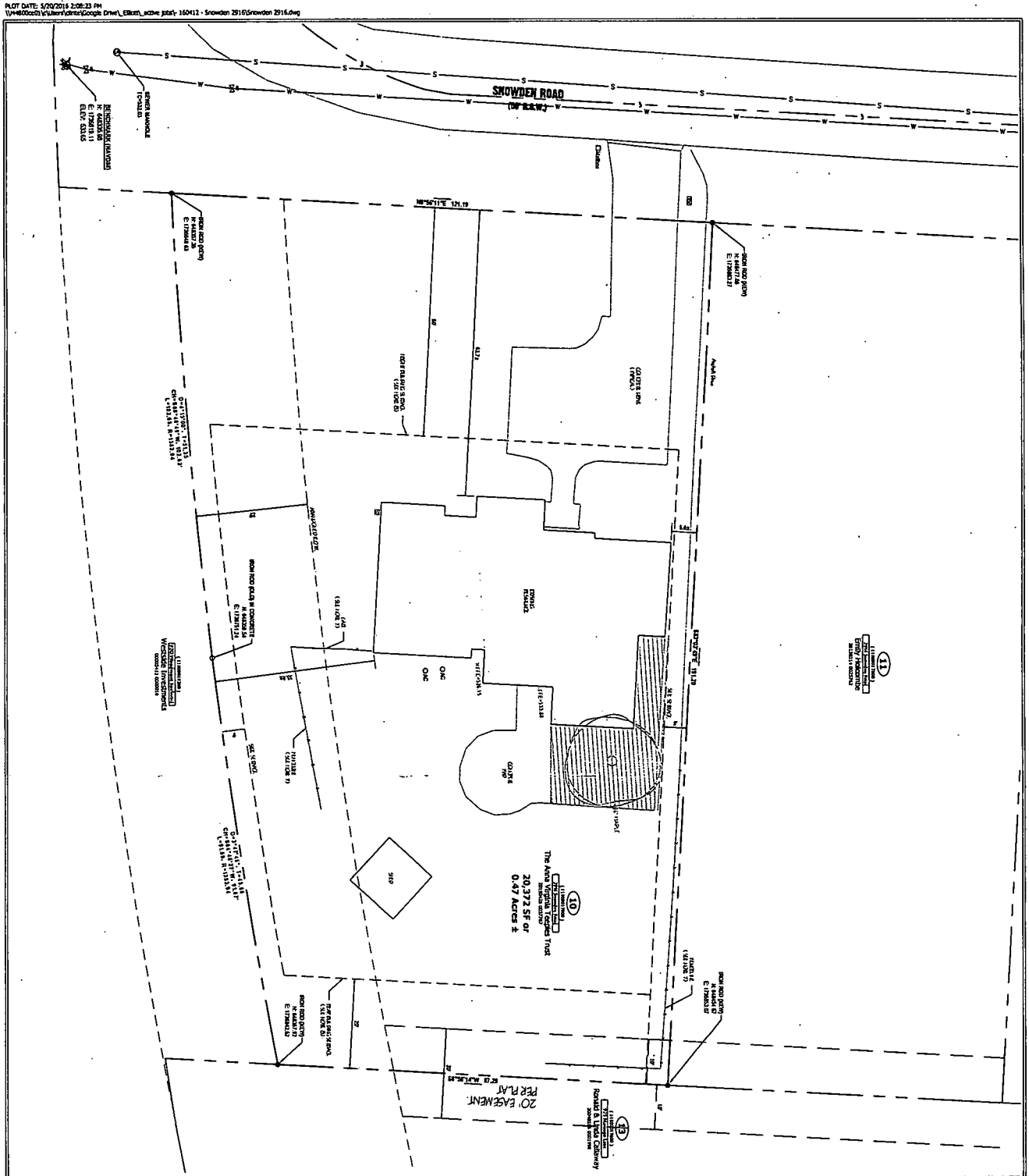
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANNA VIRGINIA TEEPLES, as Trustee of the ANNA VIRGINIA TEEPLES TRUST**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

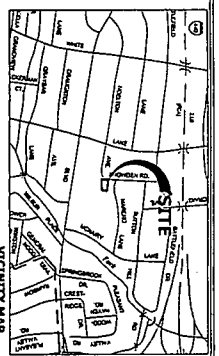
WITNESS my hand and official seal on this the 24th day of February, 2017.

Notary Public

My Commission Expires: DIANNE JAYNES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2020

PLOT DATE: 5/20/2016 2:08:23 PM
\\Vm600cct01\c\Users\clintel\Google Drive_Elliott_active jobs\- 160412 - Snowden 2916\Snowden 2916.dwg





MAP REFERENCE
Parcel ID No. subject property is 1 (11800) 190) on Davidson County Property Map.

DEED REFERENCE
Owner: The Anne Virginia Hughes Trust, et al vested in instrument # 20130328-0021787 Register's Office for Davidson County, Tennessee.

PLAT REFERENCE
Lot No. 1 on the Plat of Subdivision of Mornings Park, of record in Book 5714, Page 67, Register's Office for Davidson County, TN.

SURVEYOR'S NOTES

1. Title Property is located in the 37th Council District of Davidson County, Tennessee.
2. Bearings, Directions and Coordinates shown are based on Tennessee State Plane NAD83, (NAVD88)
3. The property is located in zone designated as "Zone X" (area determined to be outside the 0.2 % annual chance floodplain) as noted on the current FEMA Flood Insurance Rate Map, Community Panel Number 47037C0336H, dated 04/05/2017.
4. Utilities shown hereon were taken from visible structures and other surface evidence at the time of this survey. Underground utilities may exist that are not shown. Contractor shall call Tennessee One Call System, Inc. for location of all utilities prior to excavation.
5. A Title Report was not provided for the preparation of this survey. Therefore this survey is subject to the conditions of a complete title search.
6. No future determinations were provided to this surveyor, therefore this survey does not address the existence or non-existence of any waters of the state, jurisdictional streams buffers or wetlands.
7. This survey does not address the owner of any fence nor address any ambiguities of ownership of any adjoining property. Removal of any property line fence is deemed by contractor to be agreement with adjacent owners.
8. Property is currently Zoned RS10. Setbacks per current zoning, verify with Metro Codes.
   Front Building Setback = 30' Minimum Per Plat
   Rear Building Setback = 20' Minimum
   Side Building Setback = 5' Minimum

SURVEYOR'S CERTIFICATE

I hereby certify that this survey was actually made on the ground under my direct supervision, being the latest recorded deeds, and plats referenced, and that to the accuracy or precision as shown that these premises are as shown hereon, and there are no encroachments or projections other than those shown hereon, and that this survey meets the minimum standards of practice for a Class RS Survey as defined by the Department of Commerce Standards of Practice for Land Surveyors, and that this survey is true and correct to the best of my knowledge and belief.

CLINT T. ELLIOTT, TENNESSEE R.L.S. #2247

Symbol Legend
- IRON ROD (OLD)
- IRON ROD (NEW)
- ELECTRIC METER
- FIRE HYDRANT
- EXISTING TREE
- SEWER MANHOLE
- WATER METER
- WATER VALVE
- IRON ROD (NEW)
- UTILITY POLE

GRAPHIC SCALE (IN FEET)
1 inch = 30 ft.

GRID NORTH

Rev.	Date	Revision Description

Issue Date: 5-27-16
Project ID: 160412
Drafted By: AM
Checked By:
Sheet Title: Boundary Survey

Sheet No. V-1.00

Boundary Survey

2916 Snowden Road
Nashville, Davidson County, Tennessee

CLINT T. ELLIOTT
REGISTERED LAND SURVEYOR
1700 Hayes St. #301, Nashville, TN 37203
clint@clintelliottsurvey.com
(615) 490-3236

EXHIBIT A