BILL GARRETT, Davidson County
Trans:T20170024667 DEEDQC
Recvd: 03/23/17 11:26 5 pgs
Fees:27.00 Taxes:0.00
20170323-0028462

PREPARED BY:
SIDWELL & BARRETT, PC
121 First Avenue South
Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Dayla Martin
AFFIANT

Subscribed and sworn to before me this 9th day of March, 2016.

NOTARY PUBLIC
My Commission Expires: May 22, 2019

ADDRESS OF NEW OWNER:
K. Thomas Sidwell
121 First Ave. S., Suite 200
Franklin, TN 37064

SEND TAX BILLS TO:
NEW OWNER

Map/Parcel:
Part of 12800001300

ERIKA ROOT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

QUITCLAIM DEED

In consideration of $10.00 and other good and valuable consideration, Dalamar Homes, LLC, a Tennessee limited liability company Grantor, hereby conveys all of their undivided right, title and interest to the hereinafter described property to K. Thomas Sidwell, Grantee. Said property conveyed herein is described as follows:

SEE ATTACHED EXHIBIT "A"

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

Grantors make no warranties as to the state of the title to the property but acquit any

KH

claim that Grantors have to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, this document was executed this 9 day of March, 2017.

Dayla R. Martin
Managing Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a notary public in and for the state and county aforementioned, Dayla R. Martin with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Managing Member of Dalamar Homes, LLC and that she as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by herself as Managing Member.

Witness my hand, at office, this 9 day of March , 2017.

Notary Public
My Commission Expires: 3-25-18

KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Exhibit A

Land situated in the 22nd Council District of Davidson County, Nashville, Tennessee, being a portion of the land conveyed to Dalamar Homes, LLC by Warranty Deed, of Instrument Number 20150603-0051629, in the Register's Office for Davidson County (R.O.D.C., TN), and is more particularly described as follows:

beginning at an iron rod set at the Northwest corner of Lot 32, Section Two, Dunaway Woods, of record in Book 9700, Page 284, R.O.D.C.,TN ;

thence with a non-tangential curve turning to the left with an arc length of 37.60 feet, having a radius of 50.00 feet, a chord bearing of North 57 degrees, 57 minutes, 09 seconds West, and a chord length of 36.72 feet to an iron rod set; said point being the southeastern property corner of Kevin and Dayla Martin, Instrument number 20160907-0061061 R.O.D.C.,TN;

thence along the eastern line of said property for the next four calls:

thence North 14 degrees, 55 minutes, 47 seconds East, a distance of 195.41 feet to a point;

thence North 55 degrees, 20 minutes, 14 seconds West, a distance of 287.77 feet to a point;

thence North 37 degrees, 03 minutes, 38 seconds West, a distance of 370.26 feet to a point;

thence North 10 degrees, 43 minutes, 44 seconds West, a distance of 68.45 feet to a point;

thence leaving said line with a new partition line for the following six calls:

thence North 44 degrees, 46 minutes, 07 seconds West, a distance of 86.44 feet to a point;

thence North 08 degrees, 54 minutes, 24 seconds East, a distance of 142.09 feet to a point;

thence North 60 degrees, 28 minutes, 55 seconds East, a distance of 219.20 feet to a point;

thence South 31 degrees, 07 minutes, 42 seconds East, a distance of 188.86 feet to a point;

thence South 08 degrees, 37 minutes, 33 seconds East, a distance of 264.67 feet to a point;

thence South 47 degrees, 33 minutes, 55 seconds East, a distance of 164.37 feet to an iron rod with a Ragan Smith cap, said iron rod being the northwestern corner of Lot 14, Section One, Dunaway Woods, of record in Book 5200, Page 132, R.O.D.C.,TN;

thence along the western line of said subdivision for the following three calls;

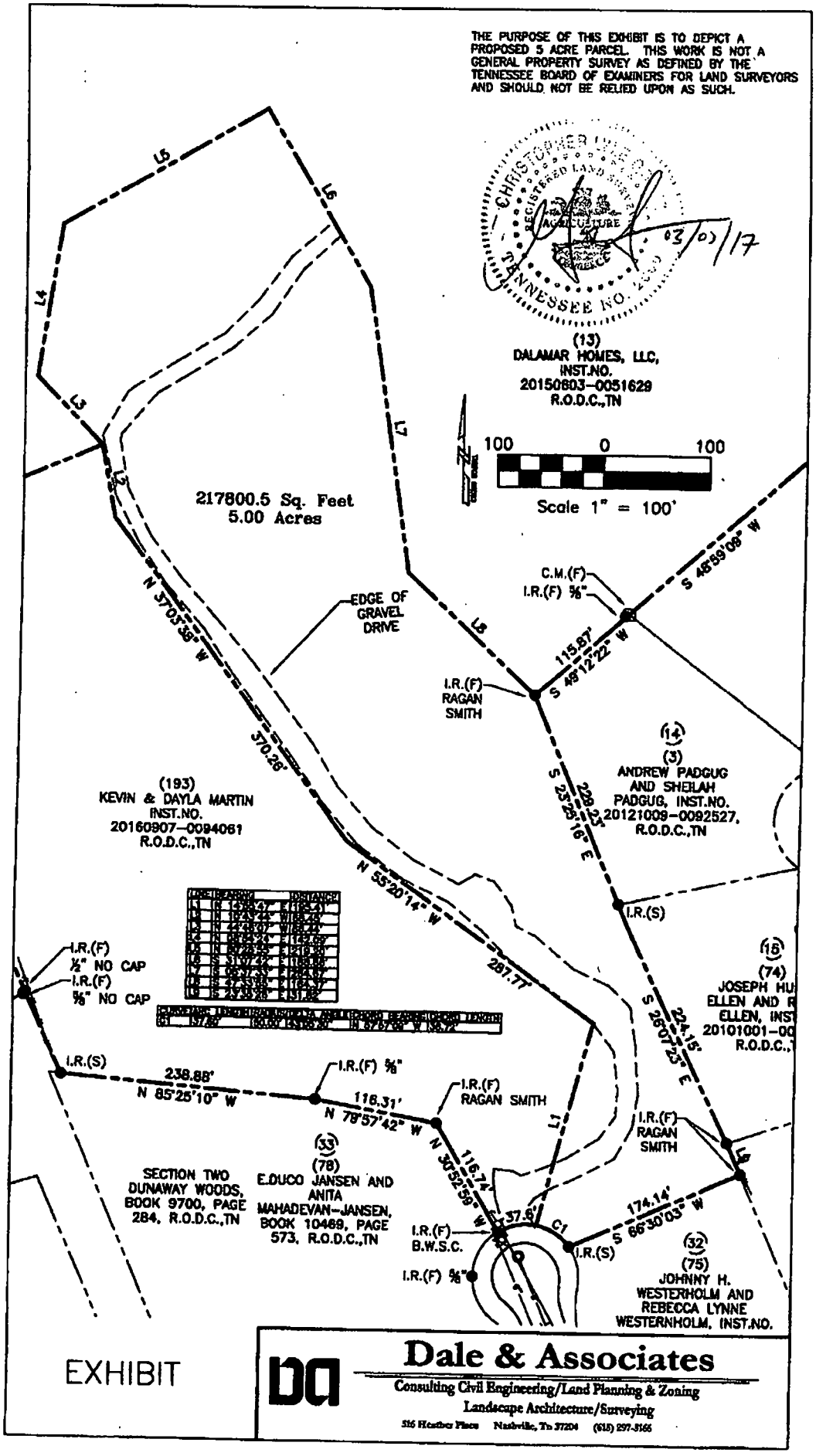
thence South 23 degrees, 25 minutes, 16 seconds East, a distance of 229.23 feet to an iron rod set;

thence South 26 degrees, 07 minutes, 23 seconds East, a distance of 224.15 feet to a Ragan Smith iron rod;

thence South 23 degrees, 35 minutes, 28 seconds East, a distance of 31.82 feet to a Ragan Smith iron rod;

thence with the northerly line of the aforementioned Lot 32, South 66 degrees, 30 minutes, 03 seconds West, a distance of 174.14 feet to the point of beginning, having an area of 217,800.46 square feet or 5.00 acres of land.

This description was prepared by Christopher Lyle Goetz, Tennessee Registered Land Surveyor Number 2660, on February 28th, 2017 and is based on survey work conducted by Dale and Associates in the fall 2015.


THE PURPOSE OF THIS EXHIBIT IS TO DEPICT A PROPOSED 5 ACRE PARCEL. THIS WORK IS NOT A GENERAL PROPERTY SURVEY AS DEFINED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS AND SHOULD NOT BE RELIED UPON AS SUCH.
CHRISTOPHER [illegible] REGISTERED LAND SURVEYOR AGRICULTURE TENNESSEE NO. [illegible]
03/01/17
(13)
DALAMAR HOMES, LLC,
INST.NO.
20150803-0051629
R.O.D.C.,TN
100 0 100
Scale 1" = 100'
217800.5 Sq. Feet
5.00 Acres
EDGE OF GRAVEL DRIVE
C.M.(F)
I.R.(F) ⅝"
I.R.(F) RAGAN SMITH
(193)
KEVIN & DAYLA MARTIN
INST.NO.
20160907-0094061
R.O.D.C.,TN
(14)
(3)
ANDREW PADGUG AND SHEILAH PADGUG, INST.NO. 20121009-0092527, R.O.D.C.,TN
I.R.(S)
I.R.(F) ½" NO CAP
I.R.(F) ⅝" NO CAP
(16)
(74)
JOSEPH HU
ELLEN AND R
ELLEN, INST
20101001-00
R.O.D.C.,
I.R.(F) ⅝"
(33)
(78)
E.DUCO JANSEN AND ANITA MAHADEVAN-JANSEN, BOOK 10469, PAGE 573, R.O.D.C.,TN
SECTION TWO DUNAWAY WOODS, BOOK 9700, PAGE 284, R.O.D.C.,TN
I.R.(F) B.W.S.C.
(32)
(75)
JOHNNY H. WESTERHOLM AND REBECCA LYNNE WESTERNHOLM, INST.NO.
EXHIBIT
Dale & Associates
Consulting Civil Engineering/Land Planning & Zoning
Landscape Architecture/Surveying
516 Heather Place Nashville, Tn 37204 (615) 297-5166