This instrument prepared by:
State of Tennessee
Department of Transportation
Legal Office
Region III – 6601 Centennial Blvd.
Nashville, TN 37423

Federal Project No. QI-440-4(31)205
State Project No. 19014-2105-44
Tract Nos. 202, 203
Davidson County
Excess Land
Request No. 6091

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	REAL TAX RESPONSIBILITY:	MAP/PARCEL:
Axson E. West 3508 Byron Ave. Nashville, TN 37205	New owner	To be added to 10410003000

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TWENTY-NINE THOUSAND SEVEN HUNDRED DOLLARS AND NO/100 ($29,700.00), cash in hand paid, the receipt of which is hereby acknowledged, the **STATE OF TENNESSEE**, acting by its **Commissioner of Transportation,** under the authority of Tennessee Code Annotated, Section 12-2-112(a)(8), hereby Quitclaims unto **Axson E. West**, his heirs and assigns, all its right, title and interest, in and to the following real estate located in Davidson County, Tennessee:

> Beginning at an existing iron rod in the westerly right- of-way line of Interstate 440, at a corner common with Lot 2 of the West-Chilton Property, as of record in Instrument Number: 20051209-0148530, at the Register's Office for Davidson County, Tennessee, also being the property of Nancy E. & Ira A. Chilton, Trustee, as of record in Instrument Number 20100309-0017977, at the Register's Office for Davidson County, Tennessee; Thence with the northerly property line of said Lot 2, South 63 deg 13 min 37 sec West, 130.00 feet to an existing iron rod at a corner common with the property of Axson E. & Ann T. West, as of record in Instrument Number: 20060310-0027834, at the Register's Office for Davidson County, Tennessee; Thence with a line along the new right-of-way and control access line of Interstate 440 for the following three calls, North 27 deg 30 min 54 sec West, 80.00 feet to a point, North 62 deg 29 min 06 sec East, 54.47 feet, South 70 deg 16 min 08 sec East, 111.24 feet to the POINT OF BEGINNING, containing 7,424 square feet or 0.170 acres, more or less.

This conveyance is made and accepted subject to the following conditions which will be binding upon the Grantees, their successor and assigns, and shall run with the land in perpetuity.

Said conditions are as follows:

(1) no person, on the grounds of sex, handicap, race, color, religion, age, or national origin shall be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in the use of any public accommodations which may be constructed on the above described land;

(2) that in connection with the construction of any improvements on said lands and the furnishings of services thereon, no discrimination shall be practiced and in the selection of employees and contractors, by contractors in the selection and retention of first-tier subcontractors and by first-tier subcontractors in the selection of the retention of second-tier subcontractors;

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20170327-0029867

(3) that such discrimination shall not be practiced against the public in their access to and use of the facilities and services provided for public accommodations (such as eating, sleeping, rest, recreation, and vehicle servicing) constructed or operated on the above described land;

(4) that the Grantees comply with all other requirements imposed pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended, Title 49, Code of Federal Regulations, Part 27, Nondiscrimination on the Basis of Handicap in Programs and Activities Receiving or Benefiting from Federal Financial Assistance; and 23 U.S.C., Section 324;

(5) that this conveyance is subject to any interest a utility may have in the placement and maintenance of existing utility facilities located on the property;

(6) No junkyards, as defined in 23 U.S.C., Section 136 shall hereafter be established or maintained on land released as excess to highway needs. No signs, billboards, outdoor advertising structures or advertisement of any kind as provided for in 23 U.S.C., Section 131 shall be hereafter erected, displayed, placed or maintained upon or within the land released, except that signs may be erected and maintained to advertise the sale, hire or lease of the property, or the principal activities conducted on the land upon which the signs are located;

(7) that the Grantee hereby understands and agrees that no right of ingress and egress over, under, or through the new right-of-way line is conveyed herein.

REFERENCE: The Legal Description contained herein was prepared by R. Scot Cherry, Tennessee RLS# 1512, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, TN 37204. References are derived from survey work performed by Cherry Land Surveying, Inc. and official plans on file at the Tennessee Department of Transportation, 13th Floor, James K. Polk Building, 505 Deaderick Street, Nashville, TN 37243-0348.

Being part or all of the property acquired by the State of Tennessee by Deed recorded in Deed Book 4523, Page 150; and Deed Book 4511, Page 251, both in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, the **STATE OF TENNESSEE,** acting through its Commissioner of Transportation, has caused this instrument to be executed this the 10th day of March, 2017.

STATE OF TENNESSEE

BY: _____
JOHN C. SCHROER
COMMISSIONER OF TRANSPORTATION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said County and State, JOHN C. SCHROER, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Commissioner of Transportation, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the State of Tennessee by himself as such Commissioner.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 10th day of March, 2017.

Angela P. Martin
NOTARY PUBLIC

My Commission Expires:
1-6-2020

ANGELA P. MARTIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF _____

I (or we) hereby offering this instrument for recording within the meaning of the Statutes of the State of Tennessee, under T.C.A. Section 67-4-409, swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $29,700.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Aron Ewert
AFFIANT

SWORN to and SUBSCRIBED before me this 27th day of March, 2017.

L. Chandler, Dep. Reg
~~NOTARY PUBLIC~~

~~My Commission Expires:~~
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